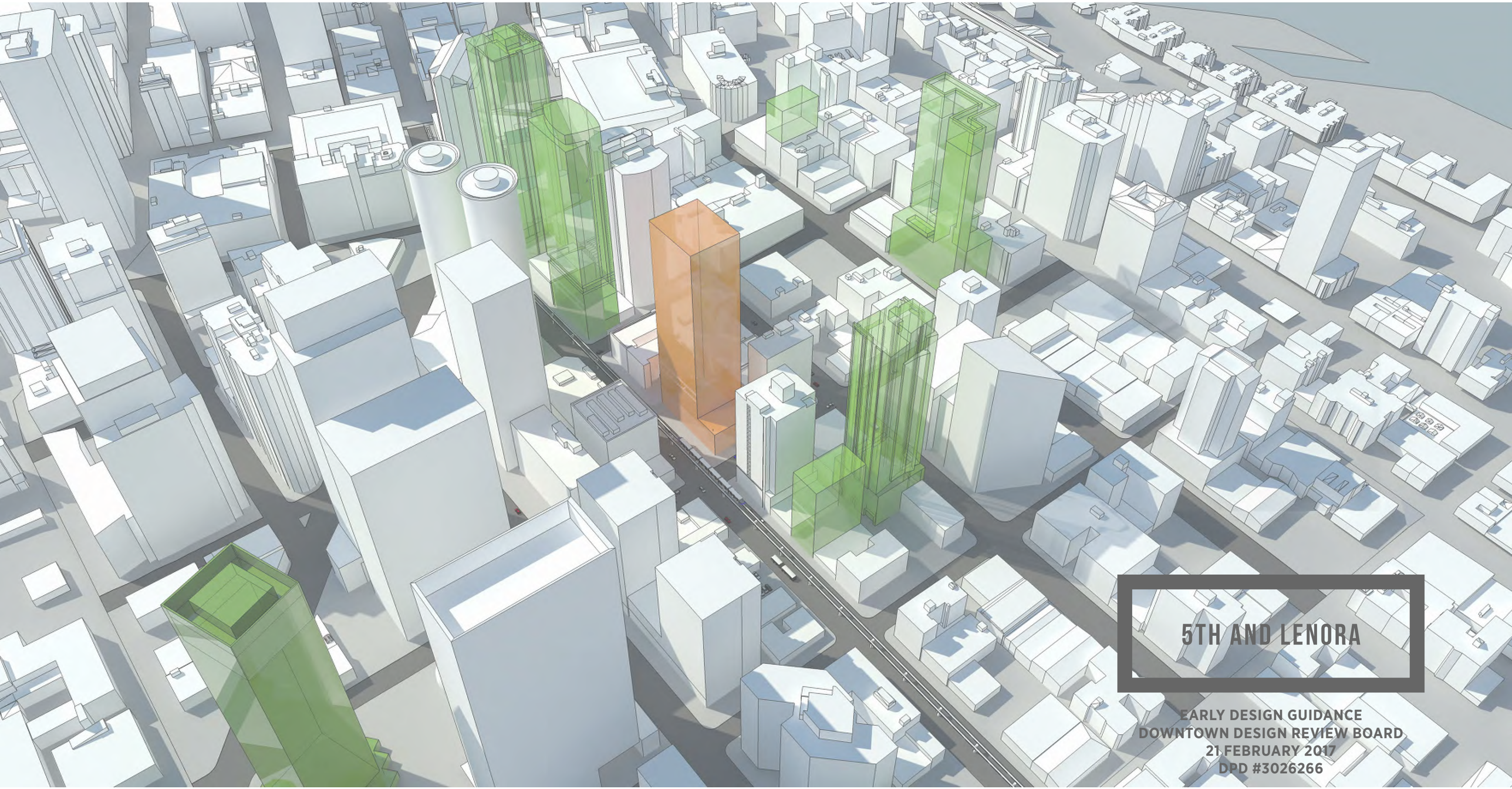


5TH AND LENORA

EARLY DESIGN GUIDANCE
DOWNTOWN DESIGN REVIEW BOARD
21 FEBRUARY 2017
DPD #3026266

VULCAN

Ankrom Moisan

TABLE OF CONTENTS

PROJECT INFORMATION

ADDRESS: 5TH AND LENORA
DPD PROJECT #: 3026266

ARCHITECT:
ANKROM MOISAN ARCHITECTS
1505 5TH AVE #300
SEATTLE, WA 98101
206.576.1600
CONTACT: WENDY LAMB

LANDSCAPE ARCHITECT:
SITE WORKSHOP
222 ETRURIA STREET, #200
SEATTLE, WA 98109
206.285.3026
CONTACT: BRIAN BISHOP

DEVELOPER:
VULCAN, INC.
505 5TH AVE S, #900
SEATTLE, WA 98104
206.342.2000
CONTACT: ALICIA STEDMAN

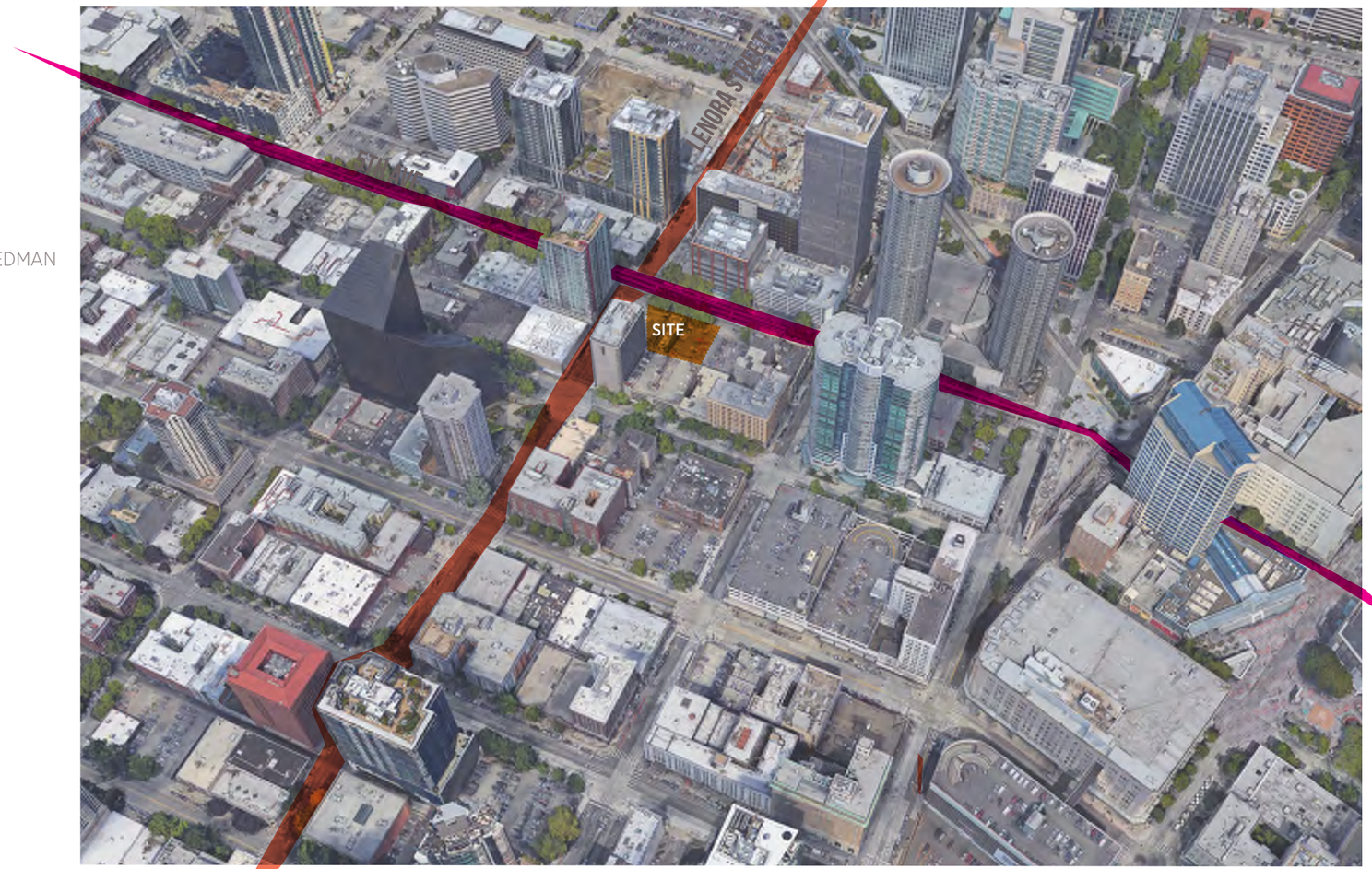
DEVELOPMENT OBJECTIVES

The proposed project isa 44-story tower with 6 levels of underground parking.
The basic program includes:

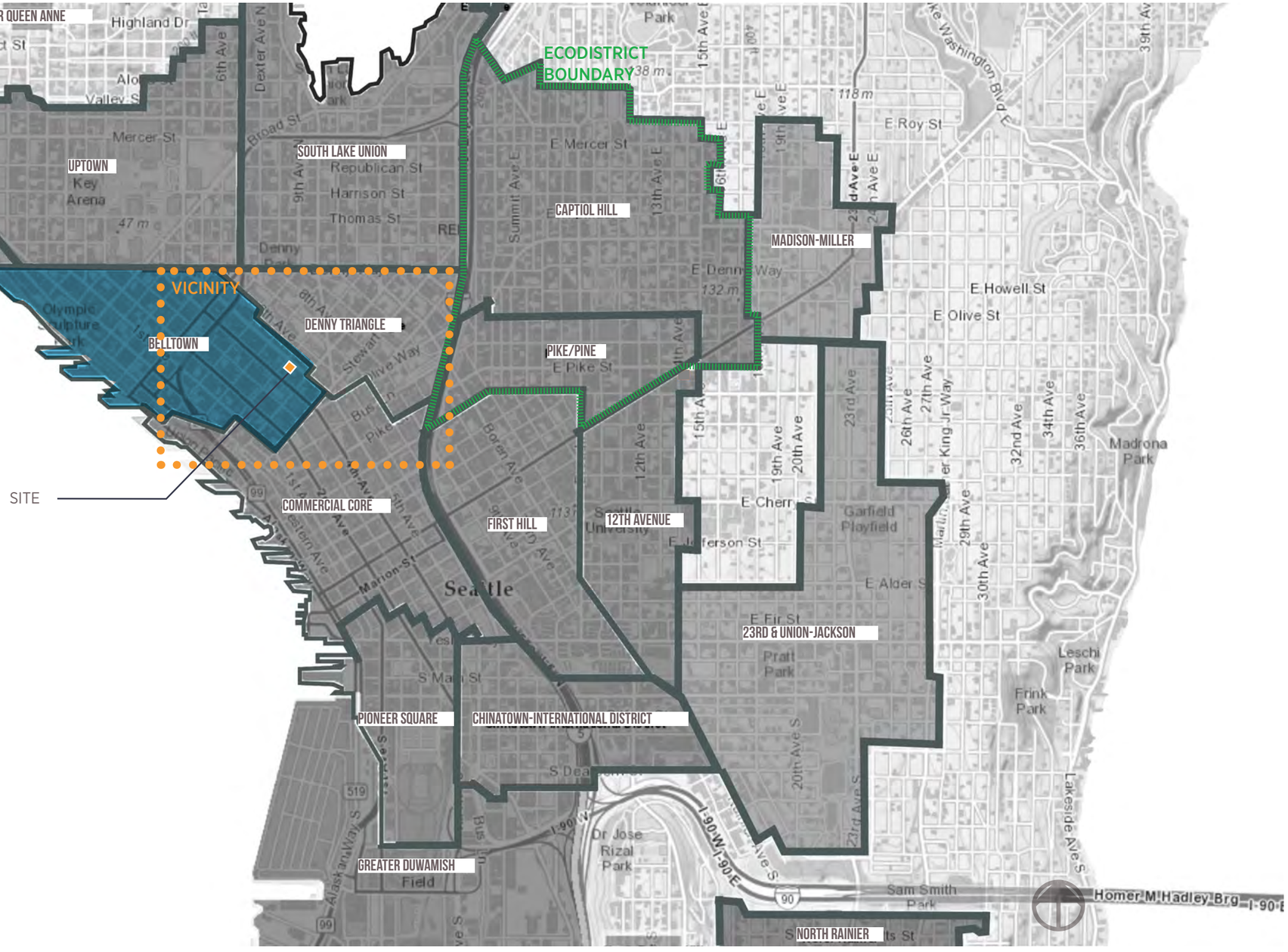
- 450-500 residential units
- 340-380,000 SF of net rentable area
- 2,000 - 5,000 SF of street-level commercial area
- 225 -345 parking stalls

PROJECT GOALS

- Create a street presence
- Respect the neighborhood
- Design open space in a thoughtful manner
- Create complimentary retail, unit and rooftop amenity experiences
- Secure LEED for Homes Gold minimum & SALMON-SAFE certification (targeting LEED Platinum level certification)
- Meet Seattle 2030 District challenge and goals:
  targeting 70% reduction in energy use vs. national median baseline and 50% less water consumption vs. local average.



ZONING & OVERLAY DESIGNATIONS



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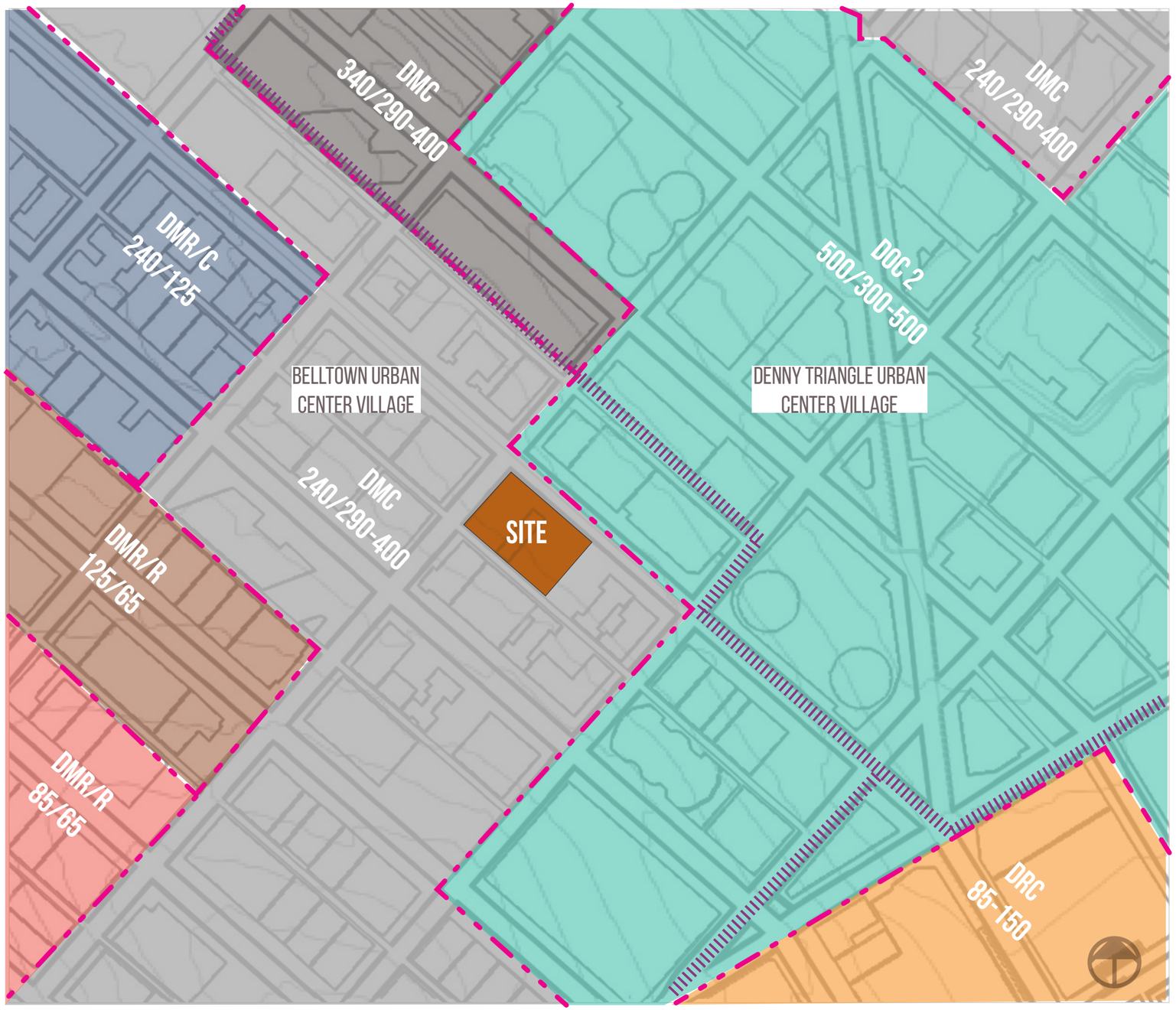


URBAN DESIGN ANALYSIS

TRANSPORTATION:

- Street car: Westlake Avenue
- Monorail: 5TH Avenue
- Bus numbers: 40, 62, 27, 33, 37, 143, 157, 158, 159, 214, 550, 554, 601

STREET CHARACTERISTICS:

5TH AVENUE:

- Minor Arterial Street - provides project access from the arterial network. (Seattle Transit Classifications Map, Seattle Arterial Classifications Map)
- Minor Transit Street (Transit Classification Map)
- 5TH Avenue is a thriving retail street in downtown Seattle. 5TH Avenue has a strong, traditional urban character with a vibrant mix of retail and entertainment activities, including access to large shopping centers such as Westlake Center directly south of the site . This street is very pedestrian friendly, with a large amount of street-level transparency & overhead weather protection via canopies and awnings.

LENORA STREET:

- Minor Arterial Street - provides project access from the arterial network. (Seattle Transit Classifications Map, Seattle Arterial Classifications Map)
- Principal Transit Street (Transit Classification Map)

*Per Seattle Arterial Classifications Planning Map
**Per SDOT Seattle Transit Master Plan

URBAN DESIGN ANALYSIS

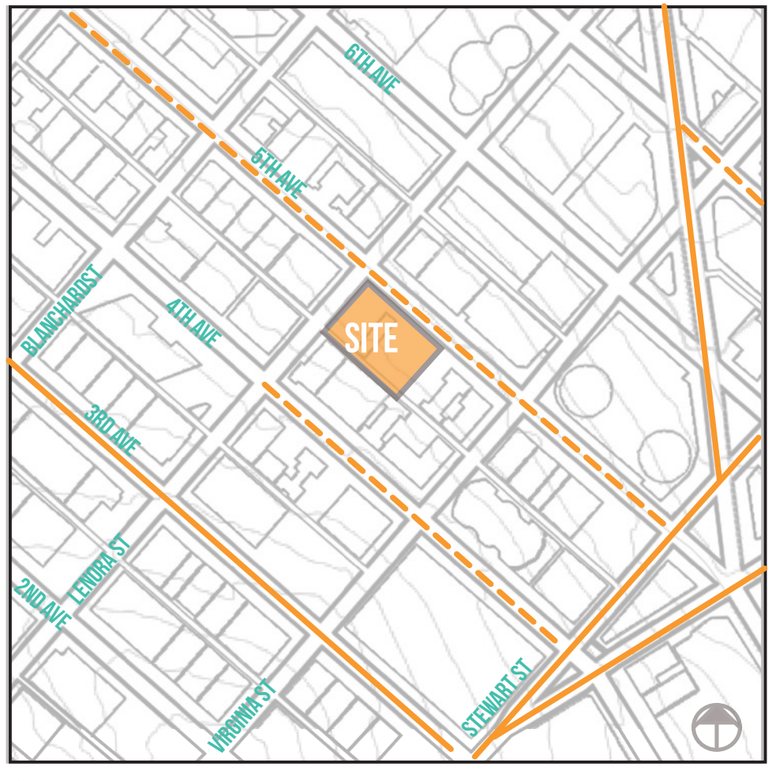
STREET LEVEL USES REQUIRED

STREET LEVEL
USES REQUIRED

STREET CLASSIFICATION

CLASS I
CLASS II
GREEN STREET

SIDEWALK WIDTHS



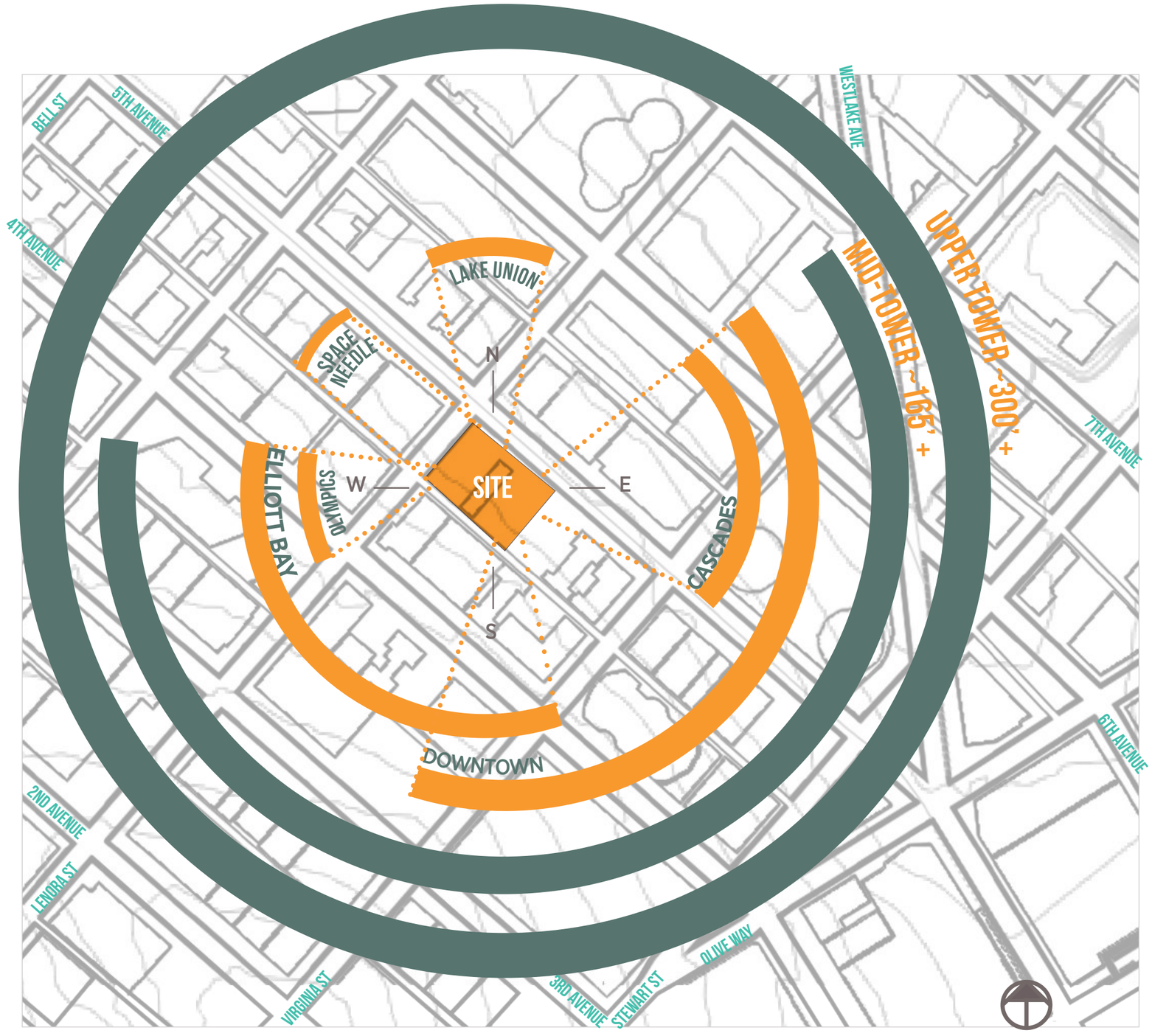
18’
15’
SIDEWALKS WIDTHS 12’ UNLESS NOTED OTHERWISE

SITE VIEWS / SUN PATH

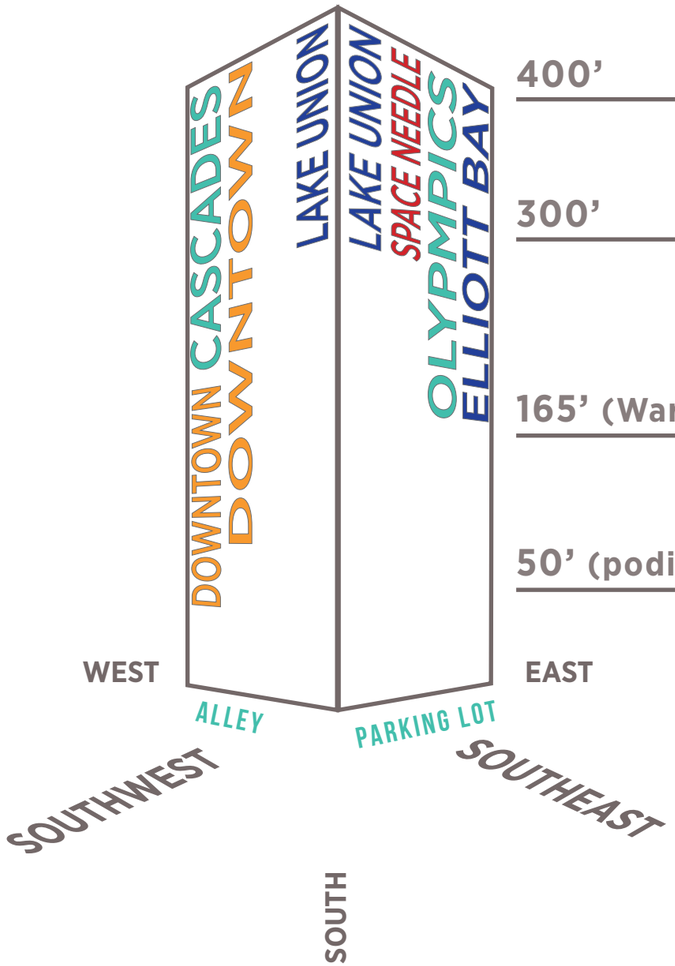
20 JUNE 2017: SUNRISE 5:11 AM
SUNSET 9:11 PM

21 DECEMBER 2017: SUNRISE 7:55 AM
SUNSET 4:21 PM

VIEW DIAGRAM



VIEWS & ORIENTATION

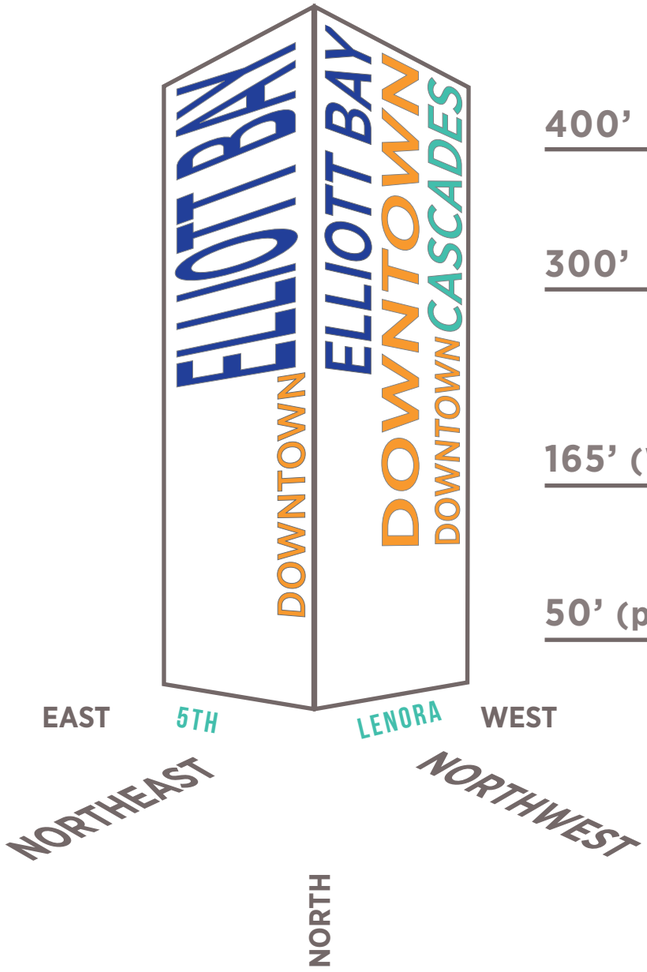


400’

300’

165’ (Warwick roof)

50’ (podium roof)



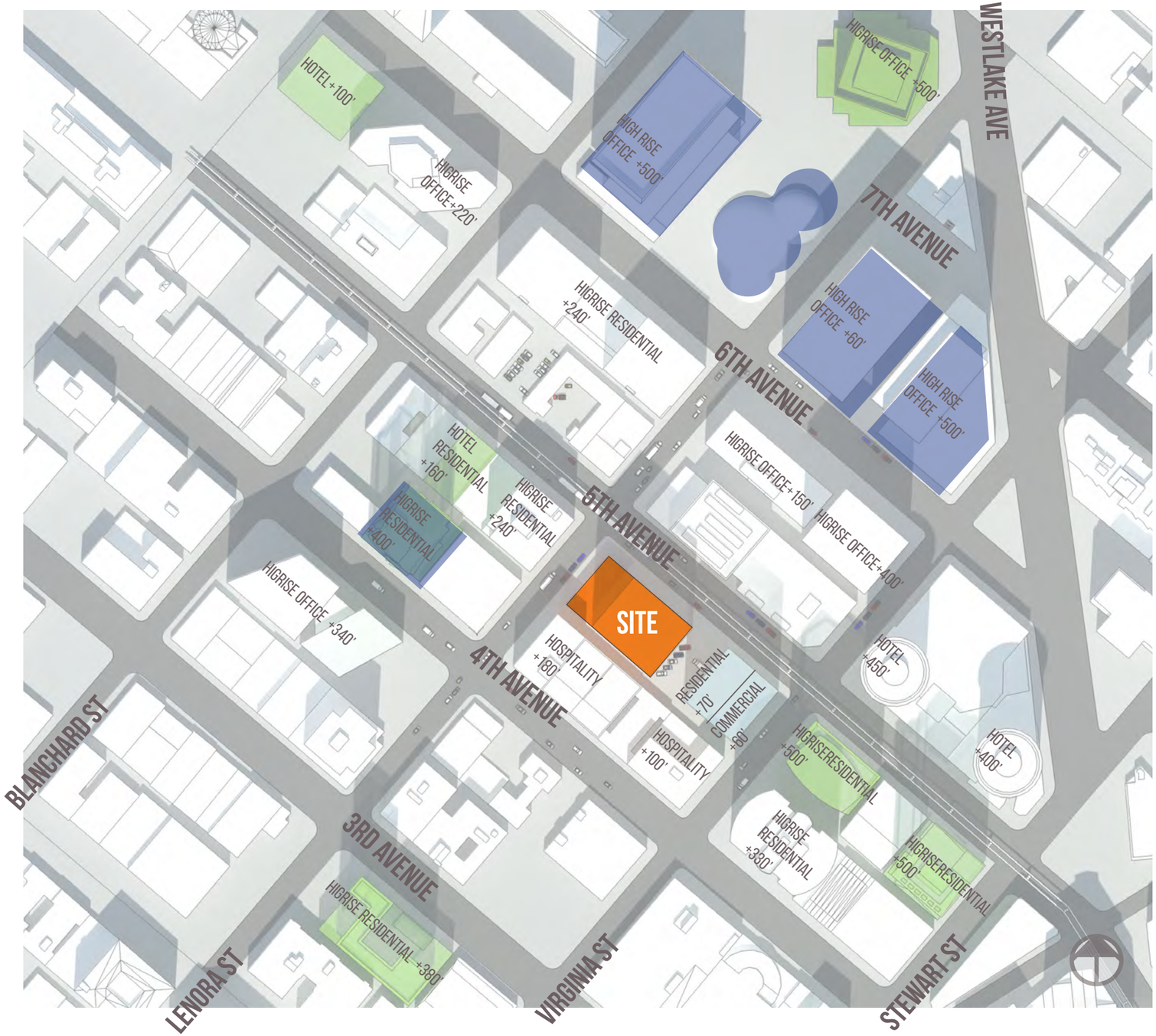
400’

300’

165’ (Warwick roof)

50’ (podium roof)

ADJACENT BUILDING HEIGHTS



FUTURE DEVELOPMENT

UNDER CONSTRUCTION

ADJACENT BUILDING HEIGHTS

HIGHRISE
RESIDENTIAL +500'
ACTIVE MUP #3018037

HIGHRISE
RESIDENTIAL +500'
ACTIVE MUP #3019699

HIGHRISE
RESIDENTIAL +380'
ACTIVE MUP #3018686

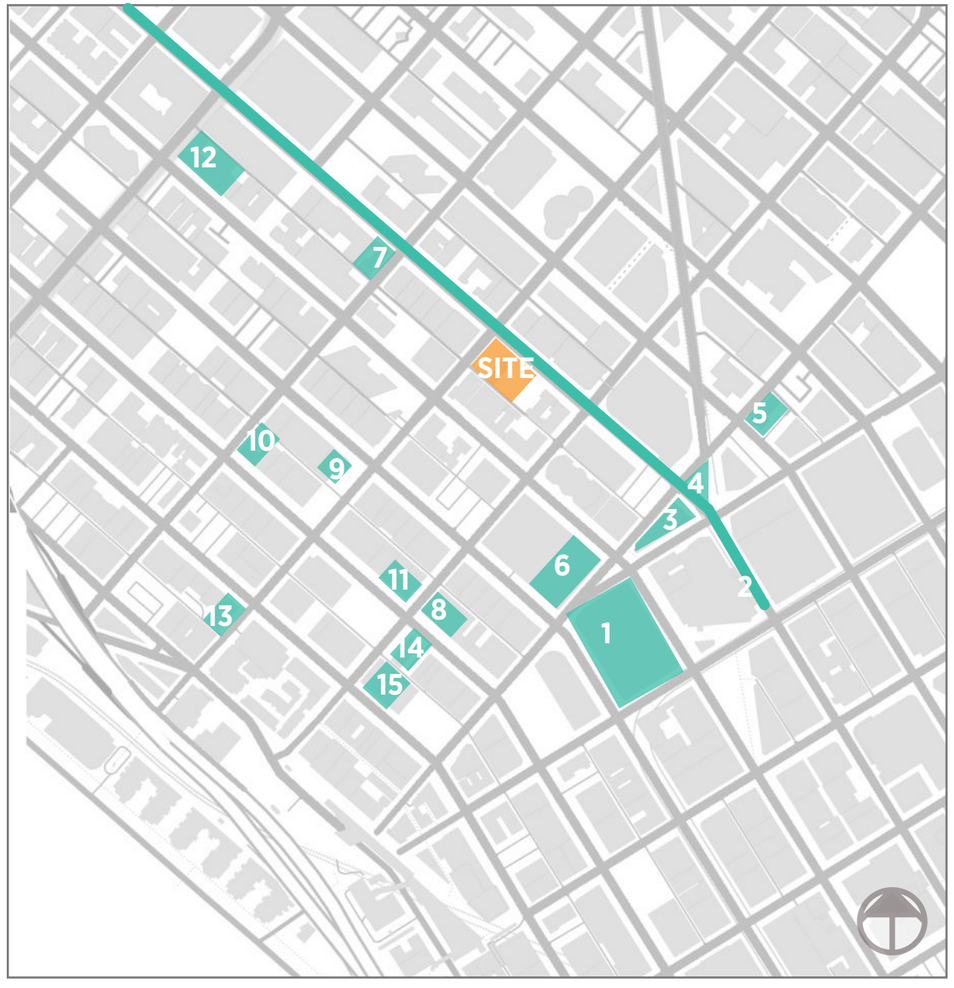
HIGHRISE
OFFICE +500'
ACTIVE MUP #3013153

HIGHRISE
OFFICE +500'
UNDER CONSTRUCTION

HOTEL +160'
ACTIVE
MUP #3022614

HIGHRISE
RESIDENTIAL +400'
UNDER CONSTRUCTION

COMMUNITY NODES &LANDMARKS



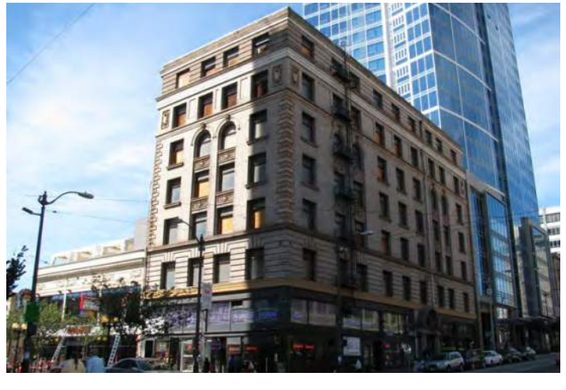
LANDMARKS

1 - BON MARCHE (MACY'S BUILDING)

2 - MONORAIL

3 - TIMES SQUARE BUILDING

4 - MCGRAW SQUARE



5 - LLOYD BUILDING

6 - SECURITIES BUILDING

7 - WINDHAM APARTMENTS

8 - MOORE HOTEL

9 - 2109 3RD AVE

10 - CASTLE APARTMENTS

11- PALLADIAN HOTEL

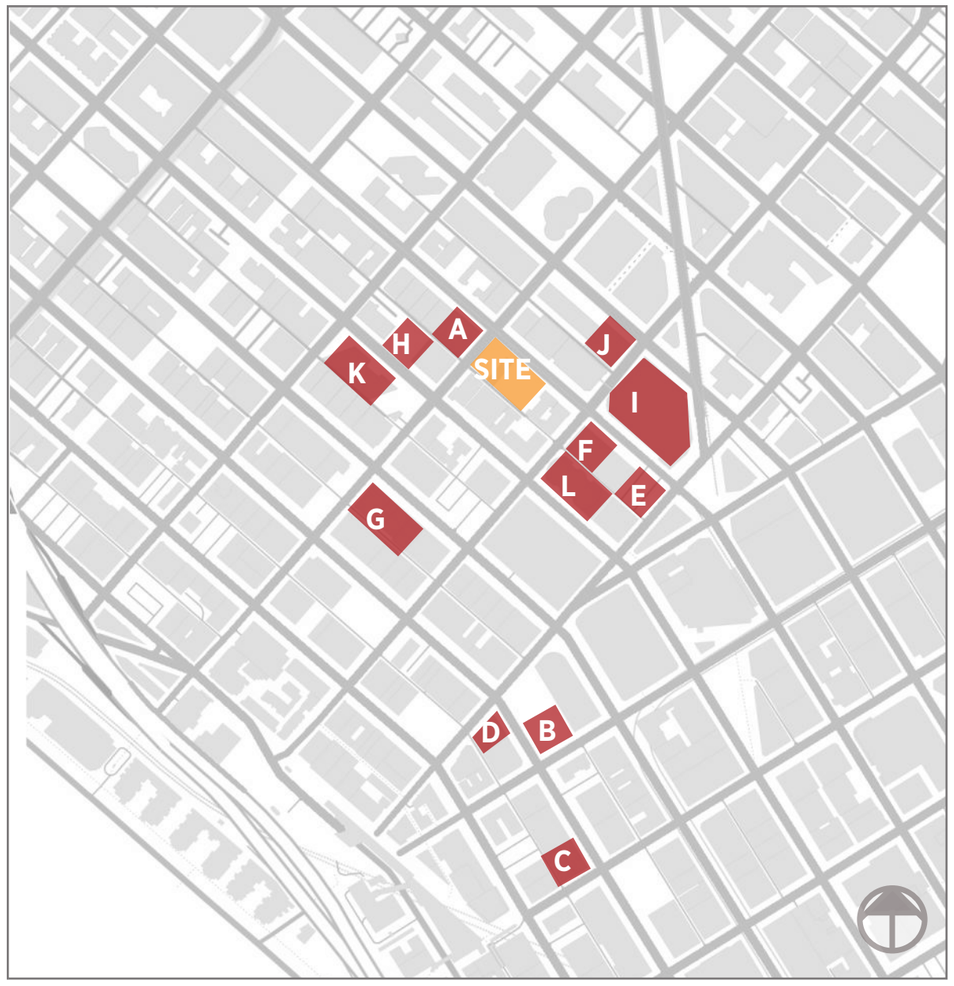
12 - FIRE STATION #2

13 - GULRY HOTEL 2104 1ST AVE

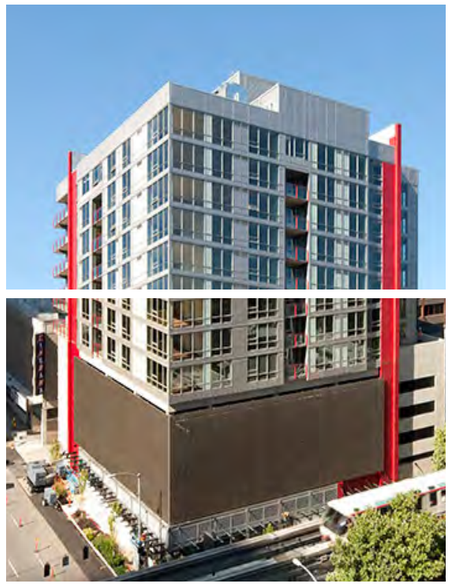
14- TERMINAL SALES ANNEX

15- TERMINAL SALES BUILDING

ARCHITECTURAL & SITING PATTERNS



TOWERS



A - THE MARTIN (240 FT)

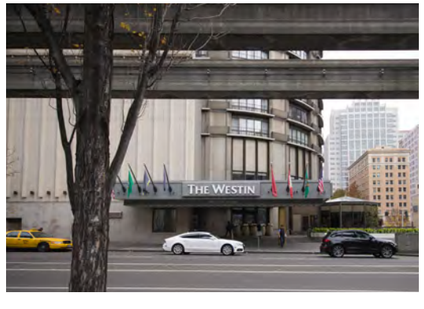
B - SECOND AND PINE (440 FT)
ACTIVE MUP #3014773

C - FIFTEEN TWENTY-ONE SECOND AVE (440 FT)

D - SECOND AND STEWART (400 FT)
ACTIVE MUP #3016702

E - 1903 5TH AVE (500 FT)

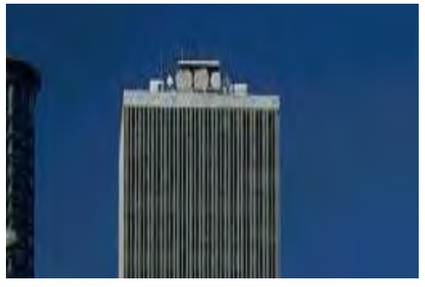
ACTIVE MUP #3018037



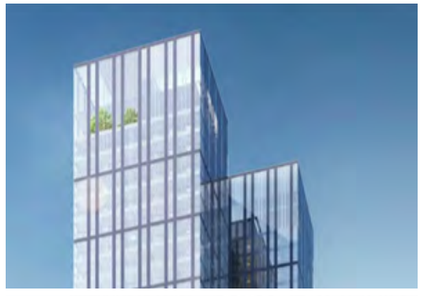
I - THE WESTIN SEATTLE (400-450 FT)

F - 5TH AND VIRGINIA (450 FT)

ACTIVE MUP #3019699

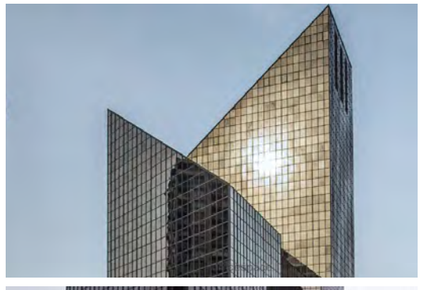


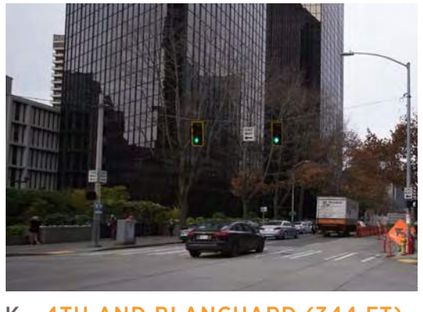
J - WESTIN BUILDING EXCHANGE (409 FT)



G - 3RD AND LENORA (360 FT)

ACTIVE MUP #3018686





K - 4TH AND BLANCHARD (344 FT)

H - 2116 4TH AVE (400 FT)

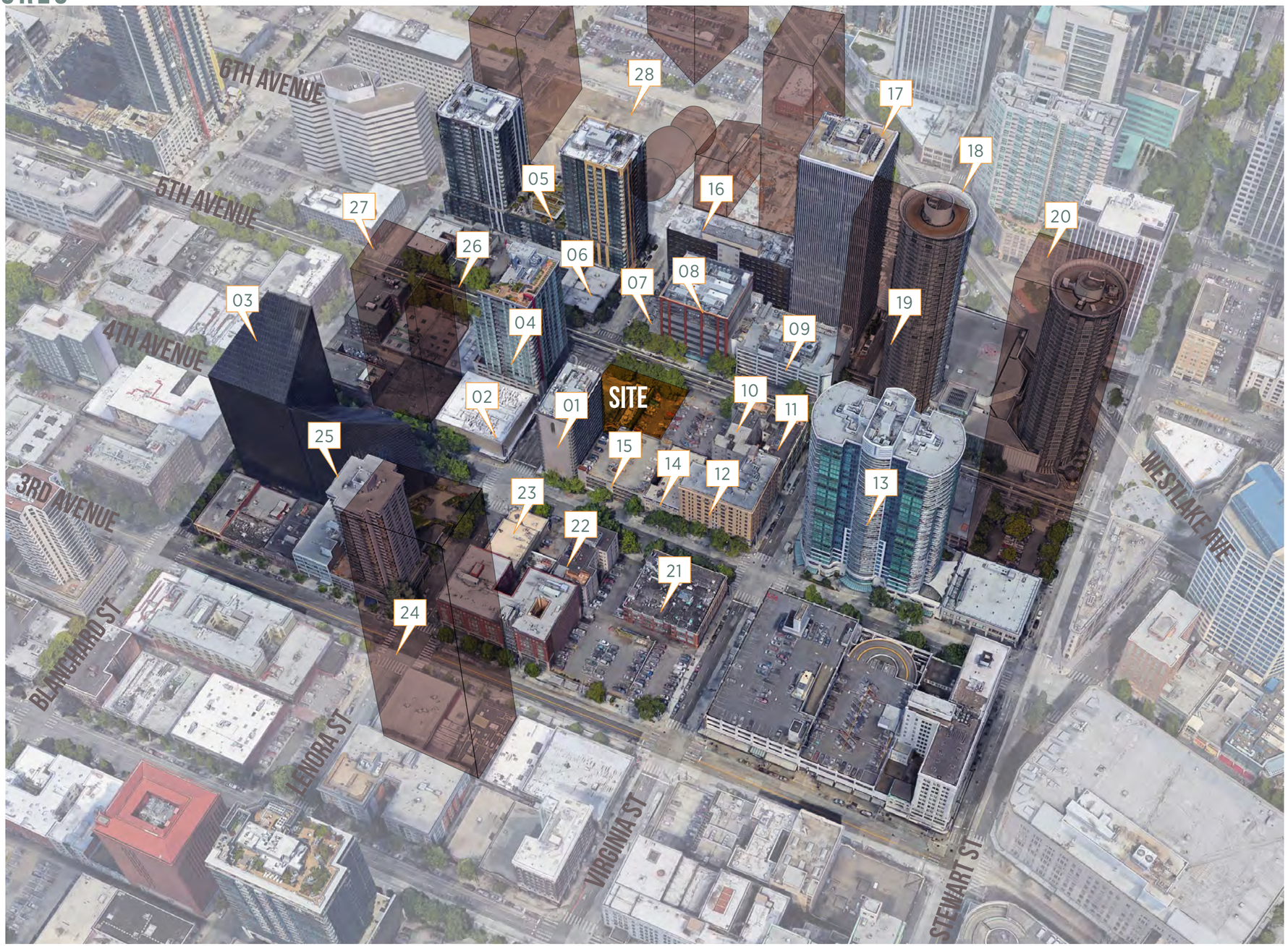
ACTIVE MUP #3009145

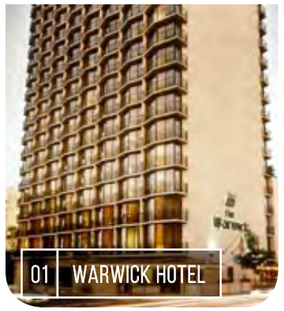
L - ESCALA (330 FT)

SURROUNDING USES & STRUCTURES

Surrounding uses and structures include an eclectic mix of old and new residential and commercial developments. The surrounding context continues to evolve, with several new developments under construction, most notably the three tower Amazon Campus and the 5th and Virginia tower, both a block away. While there are a stock of classically detailed brick buildings, most new buildings tend to use modern materials and massing to add a new character to the neighborhood.

1. WARWICK HOTEL
2. CINERAMA THEATER
3. FOURTH & BLANCHARD BUILDING
4. MARTIN APARTMENTS
5. VIA 6 APARTMENTS
6. PALACE BALLROOM BUILDING
7. PALACE KITCHEN BUILDING
8. 2020 FIFTH AVENUE GARAGE
9. WESTIN GARAGE
10. SHERIDAN APARTMENTS
11. GRIFFIN BUILDING
12. HOTEL ANDRA
13. ESCALA CONDOS
14. VIRGINIAN APARTMENTS
15. WARWICK HOTEL GARAGE
16. SIXTH & LENORA BUILDING
17. WESTIN BUILDING EXCHANGE
18. WESTIN HOTEL
19. 5TH & VIRGINIA (PROPOSED #3019699)
20. 1903 5TH AVENUE (PROPOSED#3013910)
21. MARSHALL BUILDING
22. STRATFORD APARTMENTS
23. RALPH'S GROCERY BUILDING (CVS)
24. 3RD & LENORA (PROPOSED#3018686)
25. ROYAL CREST CONDOS
26. TOP POT DOUGHNUTS
27. 2116 4TH AVE (PROPOSED#3009145)
28. AMAZON RUFUS 2.0




01 WARWICK HOTEL

02 CINERAMA THEATER


03 FOURTH & BLANCHARD BUILDING


04 MARTIN APARTMENTS


05 VIA 6 APARTMENTS


06 PALACE BALLROOM BUILDING

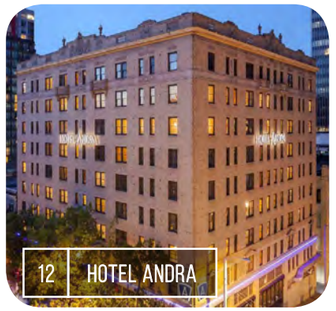

07 PALACE KITCHEN BUILDING


08 2020 FIFTH AVENUE GARAGE

09 WESTIN GARAGE


10 SHERIDAN APARTMENTS


11 GRIFFIN BUILDING


12 HOTEL ANDRA


13 ESCALA CONDOS


14 VIRGINIAN APARTMENTS


15 WARWICK HOTEL GARAGE


16 SIXTH & LENORA BUILDING


17 WESTIN BUILDING EXCHANGE


18 WESTIN HOTEL


19 5TH & VIRGINIA (PROPOSED)

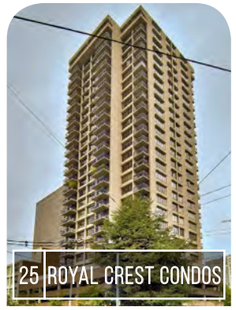

20 1903 5TH AVE (PROPOSED)


21 MARSHALL BUILDING


22 STRATFORD APARTMENTS

23 RALPH'S GROCERY BUILDING


24 3RD & LENORA (PROPOSED)


25 ROYAL CREST CONDOS

26 TOP POT DOUGHNUTS


27 2116 4TH AVE (PROPOSED)


28 AMAZON RUFUS 2.0

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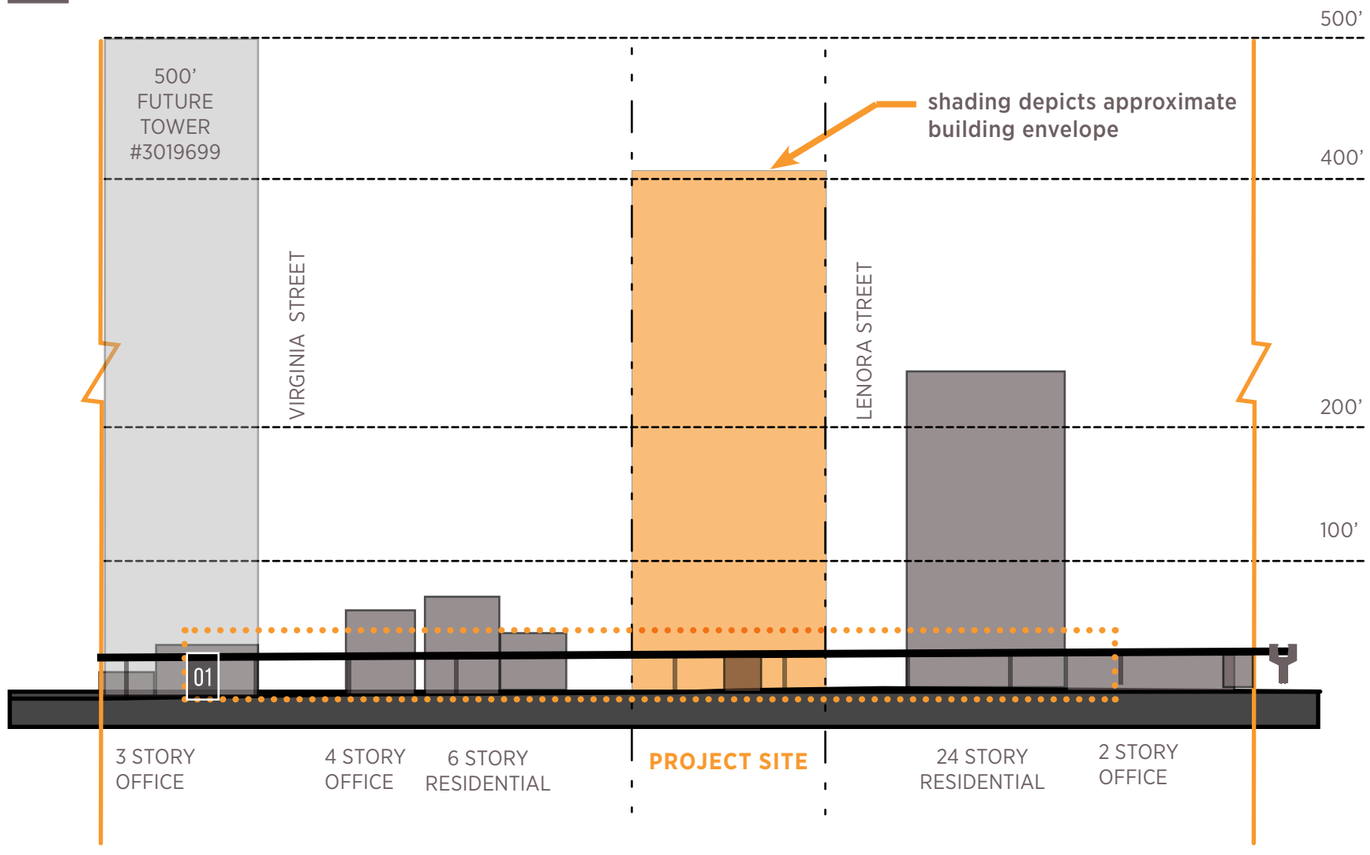
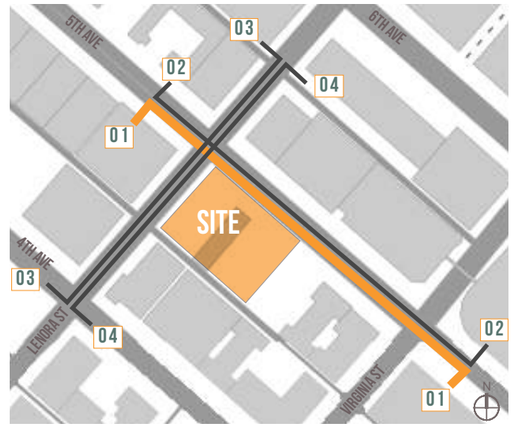
SURROUNDING USES & STRUCTURES

- ENTERTAINMENT
- BAR/ RESTAURANT CAFE
- HOTEL
- OFFICE
- RESIDENTIAL
- RETAIL
- PARKING

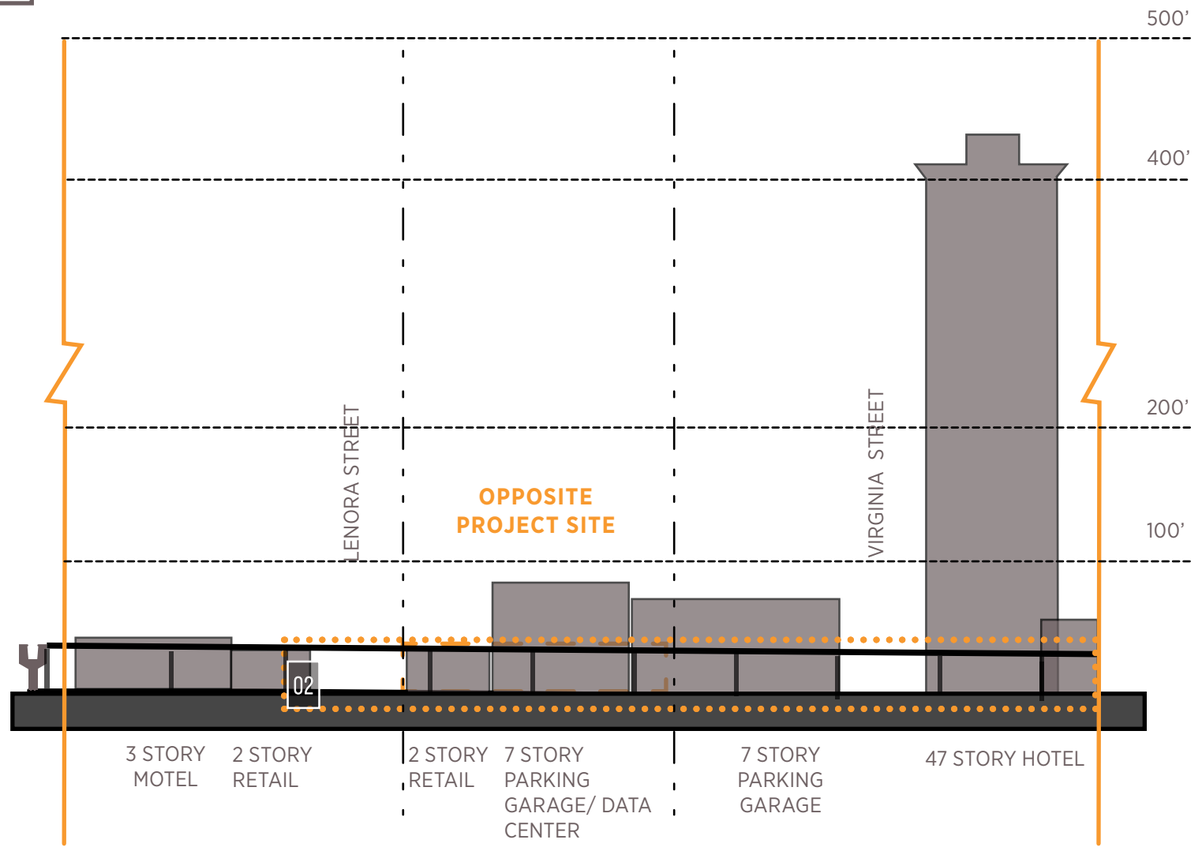
STREETSCAPES

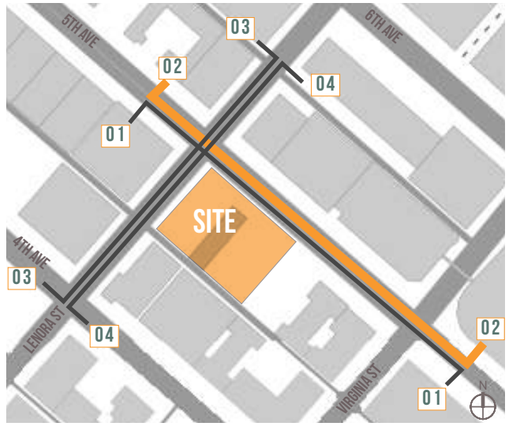
1 5TH AVE FACING SOUTHWEST



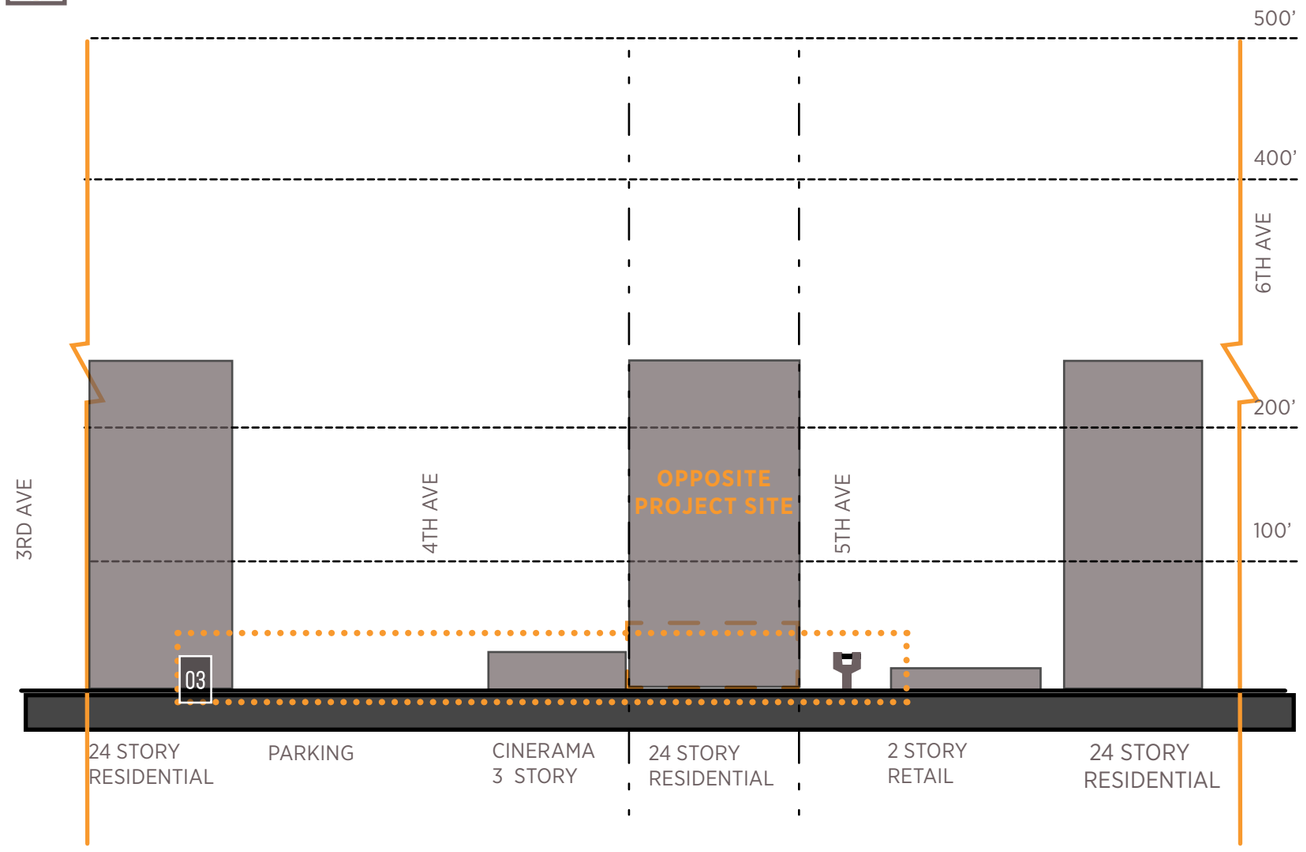


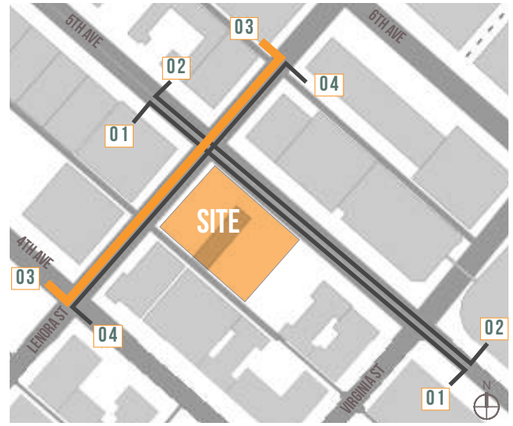
2 5TH AVE FACING NORTHEAST



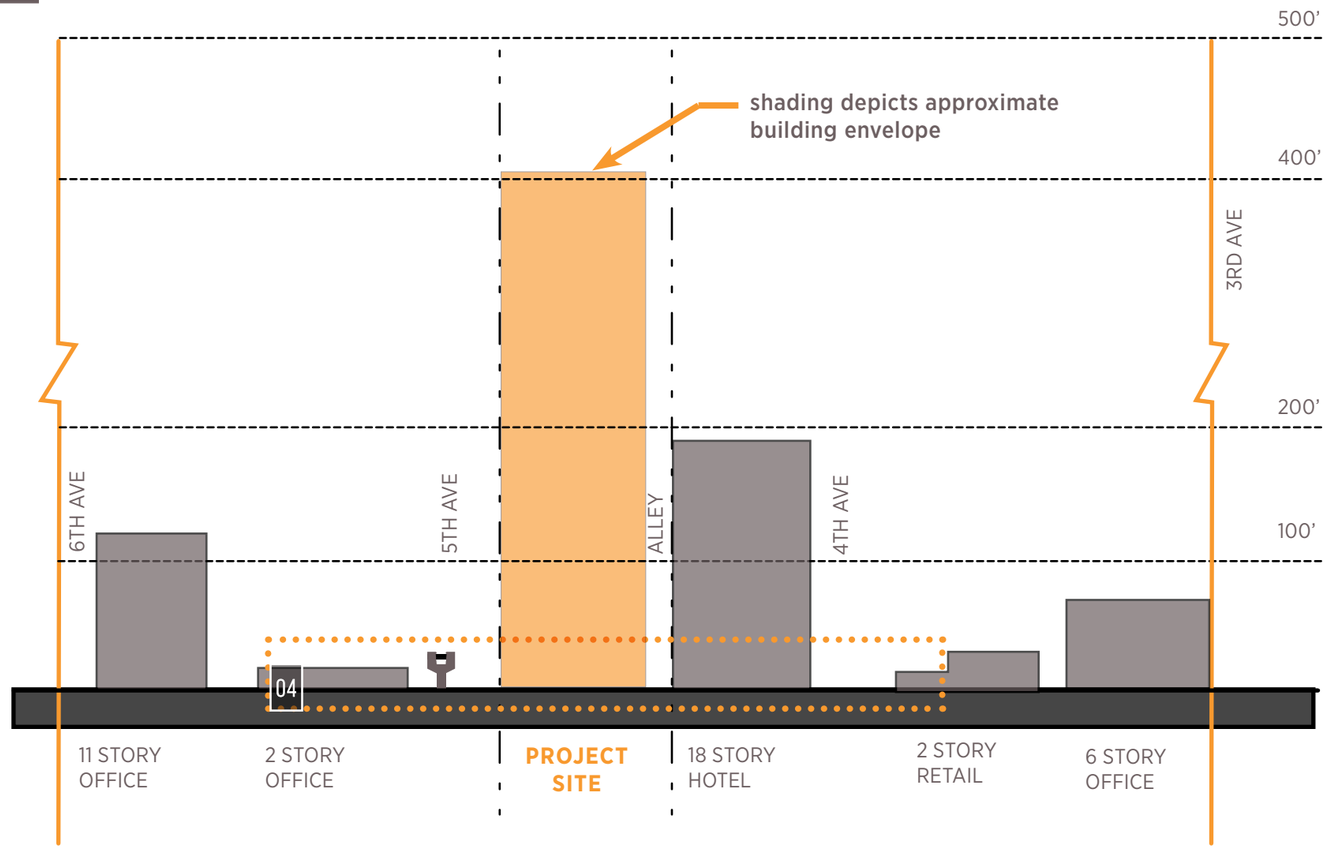


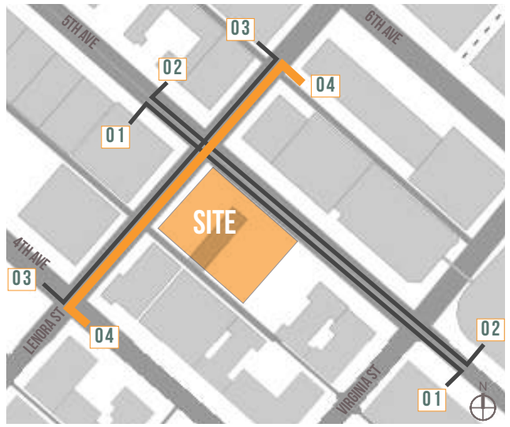
3 LENORA STREET FACING NORTHWEST



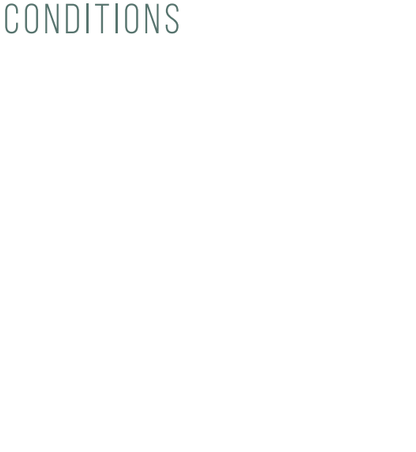


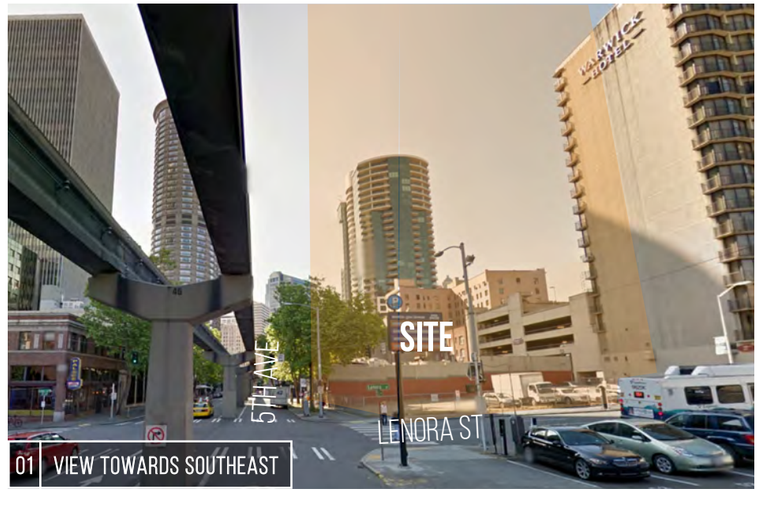
4 LENORA STREET FACING SOUTHEAST



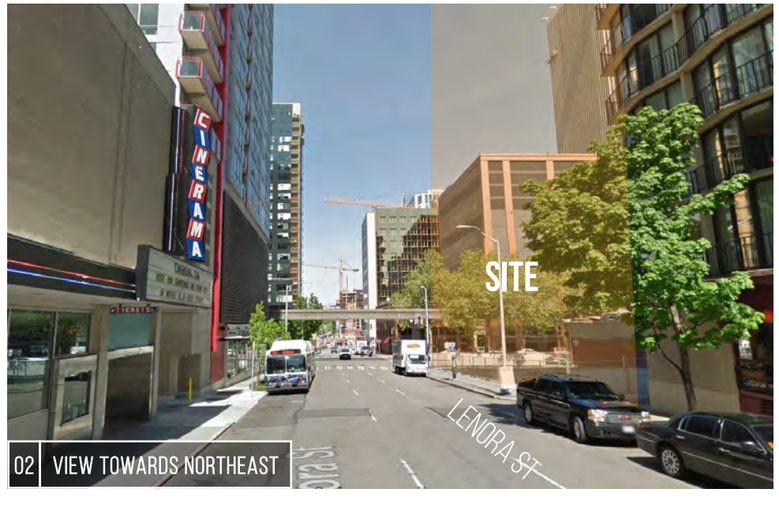


SITE PHOTOS





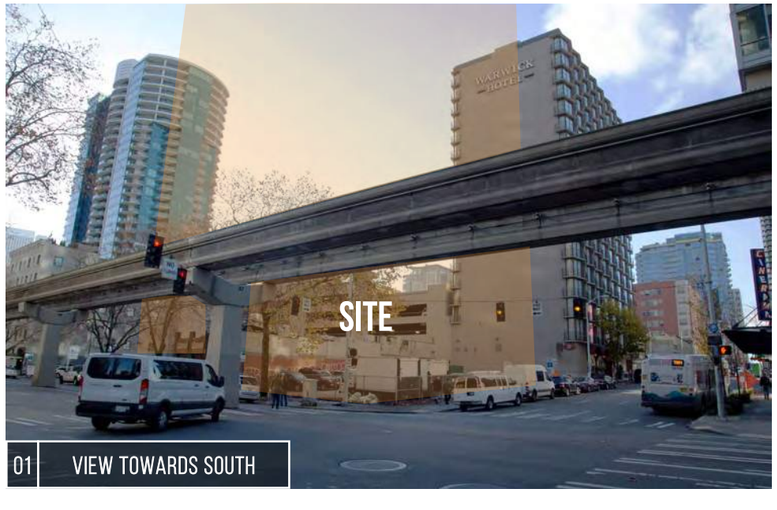
01 VIEW TOWARDS SOUTHEAST



02 VIEW TOWARDS NORTHEAST

03 VIEW TOWARDS NORTHWEST

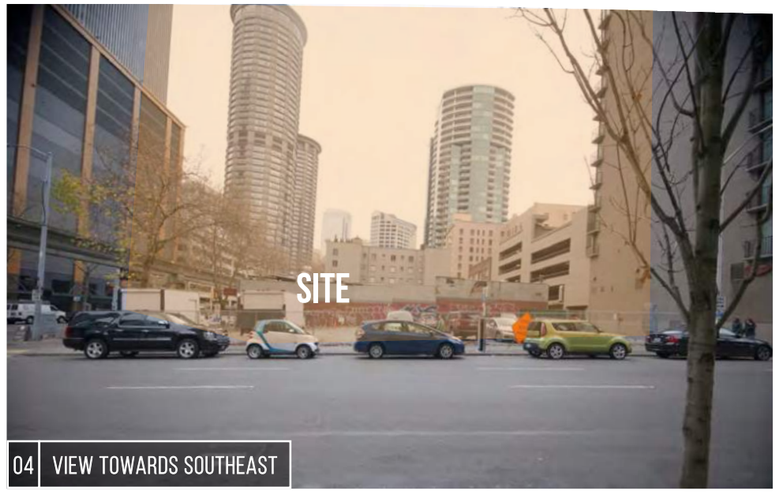
04 VIEW TOWARDS SOUTHWEST



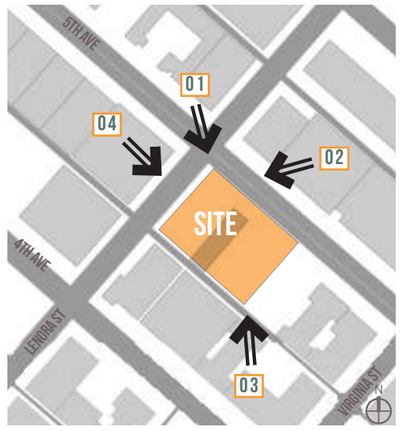
01 VIEW TOWARDS SOUTH

02 VIEW TOWARDS NORTHWEST

03 VIEW TOWARDS NORTH



04 VIEW TOWARDS SOUTHEAST

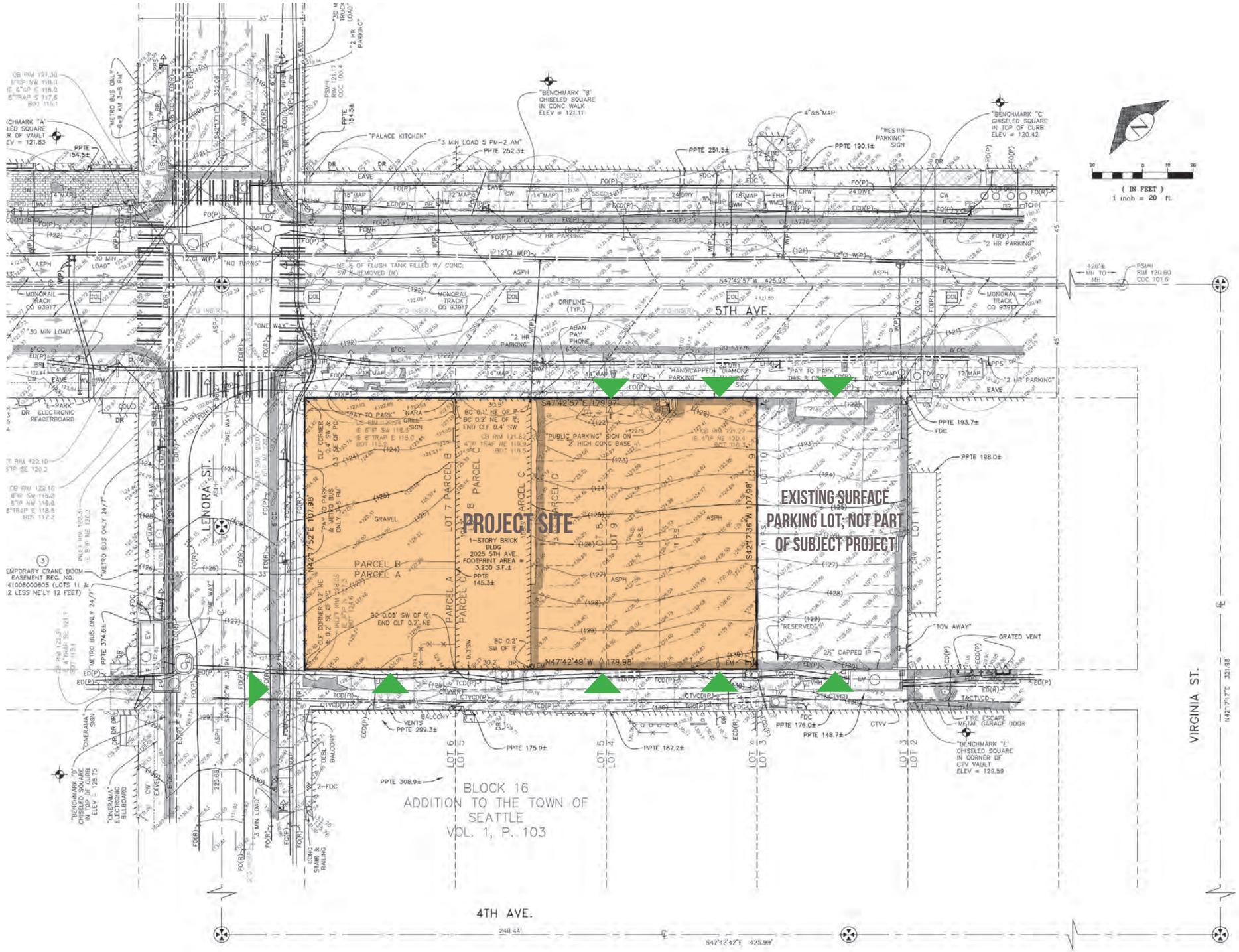


EXISTING SITE CONDITIONS

There are no trees on the site.

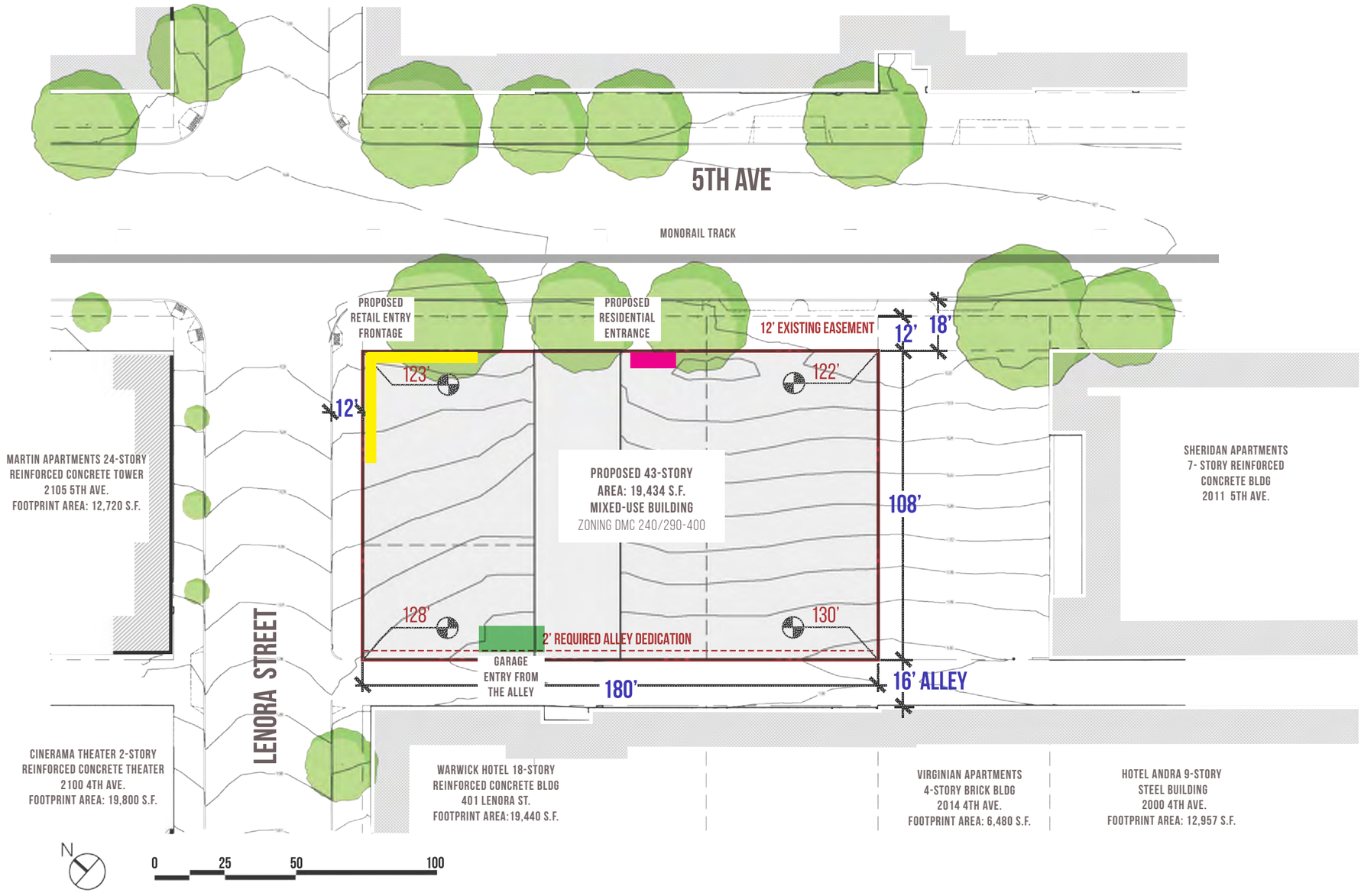
The site is currently divided into three sections: an existing gravel lot, one story brick building and a surface parking lot.

Access to the site currently occurs in two places: along 5th Avenue and the alley.



EXISTING VEHICULAR ENTRY

PRELIMINARY SITE PLAN



RESIDENTIAL ENTRY

VEHICULAR ENTRY

RETAIL ENTRY

ZONING CODE SUMMARY

King county parcel numbers:
065900-0985, 065900-0990,
065900-0995, 065900-1000

Site Area: 19,434 SF

Base zone: DMC 240-290/400
Note: Upzone to DMC 240-290/440
currently under council review

Overlays: None

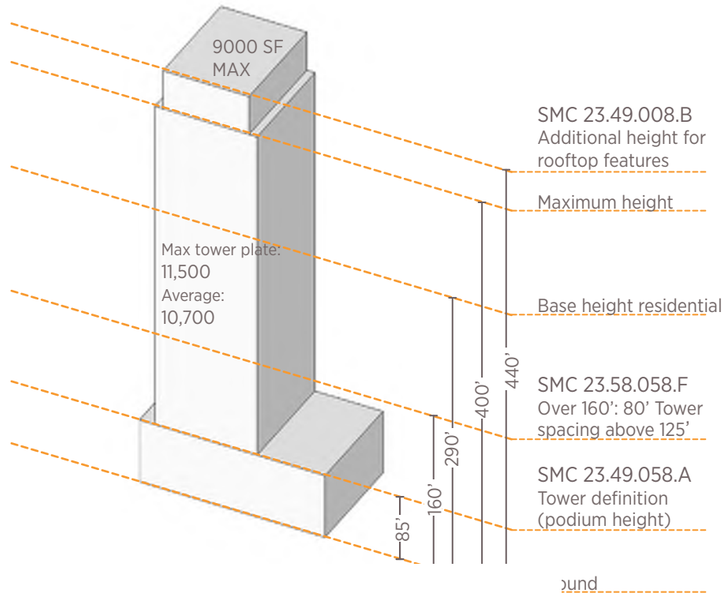
Street classifications:
- Lenora street:class II pedestrian street, principal transit street, 12’ sidewalk applies
- 5Th avenue: class I pedestrian street, minor arterial, 15’ sidewalk applies
  no property line facades required

LAND USE CODE SECTION AND DESCRIPTION	COMMENT
SMC 23.49.008.A.3 **Structure Height:** **SMC 23.49.008.B** **Height Increase:**	A. Height for commercial uses is 240’ The base height limit for residential use is 290’ The maximum residential height is 400’ **(New up-zone residential height is 440’)** *see zoning envelope diagram on page 35* B. Rooftop features 10% Height increase (40’) **(New up-zone 10% height increase (44’))** Rooftop features shall be screened.
SMC 23.49.009 (MAP 1G) **Street-Level Use Requirements:**	Street level uses not required
SMC 23.49.010 **General Requirements For Residential Uses:**	Common recreation area required. Required common recreation area shall meet 5% of total gross area in residential use. 50% May be enclosed
SMC 23.49.011 **Floor Area Ratio:**	Base F.A.R. = 5 Max F.A.R. = 7 w/ bonuses Residential exempt Parking only exempt for retail and short-term use Street level exemptions min. floor to floor height of 13’ 3.5% per floor allowable deduction for mechanical equipment. Interior double volume allowable deduction. Rooftop equipment not included whether enclosed or not
SMC 23.49.015 **Bonus F.A.R. For Low/Moderate Income Housing:**	Provide low/moderate income housing within or adjacent to project (performance option), or by paying the city to build or provide the housing (payment option)
SMC 23.49.018 **Overhead Weather Protection And Lighting:**	8’ wide continuous overhead protection between 10’ and 15’ above the sidewalk Adequate pedestrian lighting: mounted on building or overhead protection
SMC 23.49.019 **Parking Quantity, Location And Access Requirements:**	A. No parking required B. Parking allowed on street level if screened on class I. 30% Screened on class II streets. Above grade parking allowed (as many above grade levels as below grade required up to a maximum of 4 stories). C. No minimums. Maximum: 1/1000 SF non-residential E. Bike stalls: 1 space for every 2 units G. Off-street loading H. Parking access: required to be from alley
SMC 23.49.022 **Minimum Sidewalk Widths:**	12’ sidewalk required at Lenora 15’ sidewalk requiredat 5TH Alley dedication required. See 23.53.030.
SMC 23.49.024 **View Corridor Requirements:**	Does not apply

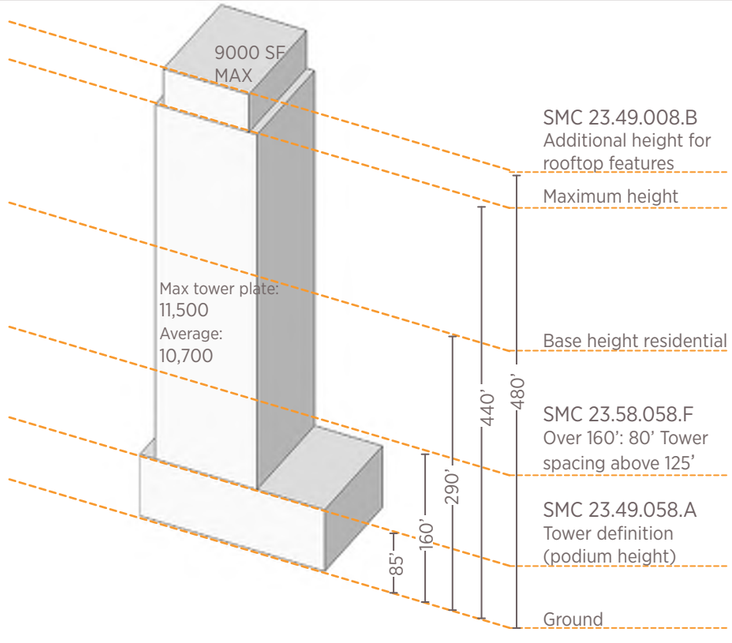
LAND USE CODE SECTION	DESCRIPTION
SMC 23.49.025 Odor, Noise, Light/Glare, And Solid Waste Recyclable Materials Storage Space Standards:	1. Venting of odors 10' above sidewalks & directed away from residential uses Noise abatement measures required Exterior & interior lighting exposed to exterior require shielding from adjacent uses Solid waste recyclable materials storage space standards: 275 sf required
SMC 23.49.056 Street Façade, Landscaping And Street Setback Requirements:	A. Minimum façade height (table a 23.49.056): Class I (5th) pedestrian streets - 25 feet Class II (Lenora) pedestrian streets - 15 B. Façade setback limits: between 15 and 35' above sidewalk shall within 2' of property line. Setbacks permitted if total facade area setback more than 2' does not exceed 40% of facade. C. Façade transparency requirements: Between 2 and 8 feet above sidewalk) Class I (5th) pedestrian street - 60% min; Class II (Lenora) pedestrian street - 30% min. D. Blank facade limits: Facade segments not to exceed 30'. E. Street trees: required on all streets with pedestrian classification.
SMC 23.49.058.A Podium Determined By Adjacent Existing Buildings On Block Face.	Podium height between 65-85'
SMC 23.49.058 TABLE B	Residential towers can exceed base height limit if floor plates above 85': do not exceed 11,000 SF (Average plate size max for all floors = 10,700 SF)
SMC 23.49.058 Upper level development standards SMC 23.49.058.C Facade modulation SMC 23.49.058.E Tower Area Limits SMC 23.49.058.F SMC 23.49.058.F.1.d Tower Spacing	C. No limits to unmodulated building façade widths below 85'. From 85-160', max unmodulated façade width = 155'; from 161-240', max unmodulated façade width = 240'; from 241-500', max unmodulated façade width = 100' E. Average plates limited for towers to 10,000 SF up to 240' and 10,700 SF to 400'. Plate max = 11,500 SF for any tower height F. If tower exceeds 160', then all portions above 125' are required to be separated from existing towers by a min of 80'. There is no tower spacing or internal setback requirement for buildings on the same block below 160'.
SMC 23.53.030 Alley improvements in all zones	D. Minimum alley (R.O.W.) Width for existing alleys: 20' F.1. For access to parking, existing alleys that do not meet minimum width: dedication required. 1/2 (20' required - 16' existing) = **2'** alley dedication required

ZONING ENVELOPE DIAGRAMS

DMC 240-290/400



DMC 240-290/440 (PROPOSED UPZONE UNDER CITY COUNCIL REVIEW)



SEATTLE DESIGN GUIDELINES 2013	BELLTOWN-SPECIFIC GUIDANCE	RESPONSE
CS1: Natural Systems and Site Features Use natural systems and features of the site and its surroundings as a starting point for project design. E. Water 1. Natural Water Features 2. Adding Interest with Project Drainage		The project aims to incorporate a water feaure along Lenora, near the alley. This stepping form creates a transition zone between the retail frontage and alley while also adding visual interest to the streetscape.
CS2: Urban Pattern and Form Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. A. Location in the city and neighborhood 2. Architectural Presence B. Adjacent sites, streets and open spaces 2. Connection to the Street C. Relationship to the block 1. Corner Sites	**B2. Create a transition in bulk and scale** Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones. **B3. Reinforce the positive urban form & architectural attributes of the immediate area.** Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.	The massing of the preferred scheme follows the pattern of neighborhood and streetscape development, especially along Lenora. There is a pattern of a tall (highrise or sim.) building alternating with smaller scale, low-rise buildings or open space so that the street never seems as if you are passing through an urban canyon. The stepping form of the podium reinforces this siting pattern. Furthermore, with its corner location and adjacency to the Monorail, the podium design activates the corner of 5th and Lenora with its stepping, cascading form as well as by locating retail at the corner. Back of house uses are concentrated near the alley.
CS3: Architectural Context and Character Contribute to the architectural character of the neighborhood. A. Emphasizing positive neighborhood attributes 1. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means 4. Evolving Neighborhoods: In Neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	**B1. Respond to Neighborhood Context** Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing the surrounding neighborhood. a. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape. c. Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions. d. Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities. In particular, the neighborhood's best buildings tend to support and active street life.	The Lenora Street corridor is beginning to develop a distinctive neighborhood character, with a variety of tower forms in an informal plan configuration as well as a pattern of lower-scale development and open space with large towers set back. A recent example is the Amazon Rufus 2.0 project, with its plaza and biospheres located along Lenora. Older examples include 2101 Fourth Avenue, which has a substantial plaza space at the corner of Lenora and Fourth Avenue. It is also common in the Lenora Street corridor and along Fifth Avenue, for towers to incorporate dynamic architectural massing and elements. Following this pattern, our proposed design steps back significantly from Lenora , beginning at the corner with Fifth Avenue to create an at-grade open space amenity which is accessible by the public and will promote an active streetscape environment. At the third story, roughly equivalent to the height of the nearby Cinerama Theater across Lenora, the building mass begins stepping back in increments, rising in a gradual transition to the tower mass, which is located 50' back from the Lenora sidewalk. This stepping allows substantially more natural light to reach the street environment at the corner of Fifth and Lenora, as well as providing a signature presence in the neighborhood and being a sensitive neighbor to existing towers nearby. The stepping of the podium levels transitions to the tower mass above along an informal implied curve, tying into the overall design concept of "Cascade" in a contemporary abstraction and expression to create a distinctive, unified, and attractive building design from base to top.

SEATTLE DESIGN GUIDELINES 2013	BELLTOWN-SPECIFIC GUIDANCE	RESPONSE
PL1: Connectivity Complement and contribute to the network of open spaces around the site and the connections among them. A. Network of open spaces 1. Enhancing Open Space B. Walkways and connections 1. Pedestrian Infrastructure 3. Pedestrian Amenities	**B3. Reinforce the positive urban form & architectural attributes of the immediate area** Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.	The landscape and open space design of the project aims to create a sense of place through expressive ground plane elements, experience at the street level and in the Monorail above. There is a strong paving corner exrpession at the 5th & Lenora. This special paving reinforces the corner and transitions to the residential entry along 5th and a visible stormwater, stepped planter expression along Lenora. The double height ground floor is highly porous, providing a strong visual connection to the interior as pedestrians walk along both Fifth and Lenora.
PL2: Walkability Create a safe & comfortable walking environment that is easy to navigate and wall-connected to existing pedestrian walkways and features. A. Accessibility B. Safety and security 1. Eyes on the Street 2. Lighting for Safety 3. Street-level Transparency C. Weather protection 1. Locations and Coverage 2. Design Integration	**C5. Encourage overhead weather protection** Overhead weather protection should be designed with consideration given to: a. the overall architectural concept b. uses occuring within the building (such as entries and retail spaces). g. the scale of the space defined by the height and depth of the weather protection	The proposed design sets back significantly from the property line along both Lenora Street and a substantial portion of the frontage along Fifth Avenue. This allows for the creation of publicly-accessible open spaces at both sidewalks, improving walkability at the corner in particular. The retail and lobby frontage along both streets is mostly transparent, allowing a strong indoor-outdoor visual connection to the street. Continuous weather protection is provided along the sidewalk at the transition block located along the south frontage of Fifth Avenue, extending over the front door for the building lobby. Although overhead weather protection is not required by code at building frontage set back more than five feet from the sidewalk, the building above overhangs significantly, providing protection from the elements. Weather protection elements are integrated into the design in two ways: using the mass of the building itself for overhangs, and by attached canopies as the “transition block,” which is intended to provide a scale transition to the smaller buildings along the Fifth Avenue streetfront.
PL3: Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges. A. Entries B. Retail edges	**C1. Promote Pedestrian Interaction** Spaces for street level uses should be designed to engage pedestrians with the activities occuring within them. Sidewalk-related spaces should appear safe, welcoming and open to the general public. a. reinforce existing retail concentrations. c. incorporate the following elements in the adjacent public realm and in open spaces around the building: -unique hardscape treatments -pedestrian-scale sidewalk lighting -accent paving	Numerous design features have been included to enhance the streetscape environment and create street-level interaction along both Lenora Street and Fifth Avenue. Both major street entrances, to the residential lobby and to the retail space, are located directly facing Fifth Avenue. The residential entrance is located at a multi-story lobby volume with maximum transparency for emphasis. The retail frontage is continuous from the residential entrance lobby along Fifth Avenue and around the corner along Lenora Street. The lobby and retail spaces are both double-height with expansive glass to provide maximum transparency to the street. This allows a strong visual interaction from interior to exterior spaces along most of the building street frontage. Both the residential entrance and retail frontage are set back significantly from the property line in order to provide a more expansive sidewalk environment and publicly accessible open space at the street. As shown in the landscape concept sketches, an integral design approach including planters, paving, and other appurtenances will create a dynamic space with strong indoor-outdoor connections. The Primary retail space is located toward the corner of Fifth Avenue and Lenora Street for maximum visibility and to reinforce the prevailing pattern of corner retail in the surrounding neighborhood.

SEATTLE DESIGN GUIDELINES 2013	BELLTOWN-SPECIFIC GUIDANCE	RESPONSE
DC1: Project Uses/Activities Optimize the arrangement of uses/activities on site. A. Arrangement of interior uses B. Vehicular access and circulation C. Parking and service uses		Retail frontage is located at the corner of Fifth and Lenora, providing a highly active street presence at the corner. Mid-block along Fifth is our residential entrance. This is a multi-story lobby volume with maximum transparency. Adjacent to the entry is a multifunction work/lounge space for residents, further activating the streetscape along Fifth Avenue. Vehicular access and circulation, as well as parking and service uses, are located off the alley, along Lenora.
DC2: Architectural Concept Develop an architectural concept that will result in a unified/functional design that fits well on the site and within its surroundings. A. Massing B. Architectural and facade composition C. Secondary Architectural features D. Scale and Texture	**B2. Create a transition in bulk and scale** Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones. **B3. Reinforce the positive urban form & architectural attributes of the immediate area.** Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.	The primary design concept as proposed is “Cascade”: drawing on the unique landscape of the Pacific Northwest as well as the experience of falling water. In abstract, the Cascade concept encompasses a variety of elements and experiences in relation and sequence as shown in the concept diagram: from the High Meander in the Forest at the top, to the Long Fall along the Cliff, to a Big Splash which transfers into Lower Cascades along and over Ledges and Rocks, culminating in the Deep Pool at the base. Within this conceptual framework are many other related experiences, including Chasmophyte elements (plants growing from rock cracks), translucency effects, and points of activity and repose. Our goal is to create a building design and spatial environment which is energizing yet calming, has moments of high drama and serenity, is layered and mysterious while exciting, and contains a wide variety of experiential scales from the smallest details to the whole composition. The stepped mass of the tower as proposed creates a distinctive, unified architectural expression from the street to the top. The stepped and rotated masses follow a geometric ordering and proportioning logic of five-degree rotational increments and specific dimensional ratios to achieve a harmonious but dynamic composition both vertically and horizontally. The tower mass is separated vertically into two primary, intersecting elements. The northeastern portion contains the stepped “Cascade” massing, while the southwestern facades incorporate an abstraction of cliff face and forest from which the Cascade emerges. The southwestern tower expression continues all the way to the ground at the alley elevation. The overall scale of the building and its elements varies from the streetscape environment, where human scale spaces and elements predominate, to the tower mass which is larger-scale for skyline presence and visual foreshortening from the ground view. Building materials will be integrated with the Cascade concept as the design progresses, expressing the abstract qualities of the interplay of light, water, forest, and rocks without being literal in application.

SEATTLE DESIGN GUIDELINES 2013	BELLTOWN-SPECIFIC GUIDANCE	RESPONSE
DC3: Open space concept A. Building-open space relationship C. Design	**D1. Provide inviting & usable open space** Design public opens spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. -Mixed-use developments are encouraged to provide usable open space adjacent to retail space, such as outdoor cafe or restaurant seating.	The cascading tower design provides multiple opportunities for open space from the streetscape and through the many stepped roof levels at the podium and lower tower levels. At both Fifth and Lenora, the building is generously setback from the property line to allow for gracious open space for pedestrians, residents and visitors. Additionally, a designated seating area along Lenora is provided for the commercial tenant, allowing for activity to spill out onto the street. The stepping and shifting that occurs between floorplates in the podium and the tower allow for a series of outdoor terraces for the residential units on those levels. L6 provides indoor and outdoor amenity.
DC4: Exterior Elements and Finishes Use appropriate and high quality elements/ finishes for the building open spaces. A. Building materials B. Signage C. Lighting D. Trees, landscape and hardscape materials	**B1. Respond to Neighborhood Context** Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing the surrounding neighborhood. a. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape. c. Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions. d. Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities. In particular, the neighborhood's best buildings tend to support and active street life. **D3. Provide elements that define the place** Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building. Street Hierarchy: Promenade Streets: Googie streetscape.	Building materials will be selected for quality and expression of the abstract interplay of light, water, forest, and rocks following from the Cascade design concept. At the street level, integrated landscaping and public open spaces will create a dynamic public environment at the front door and sidewalk frontage of the building, with integrated signage and lighting for effect. Landscape paving and other appurtenances will evoke a modernist Googie effect, especially as viewed from the Monorail above. Existing street trees will be preserved as possible, with new street trees added along Lenora. In addition, bioretention and filtration elements will be integrated into both the overall building (in keeping with the Cascade concept), but also in a series of stepped containers at the sidewalk along Lenora. Maximum façade transparency is proposed for the retail and lobby frontages on both Lenora Street and Fifth Avenue, with floor-to-ceiling glass in this areas.

TOWER LOCATION ANALYSIS

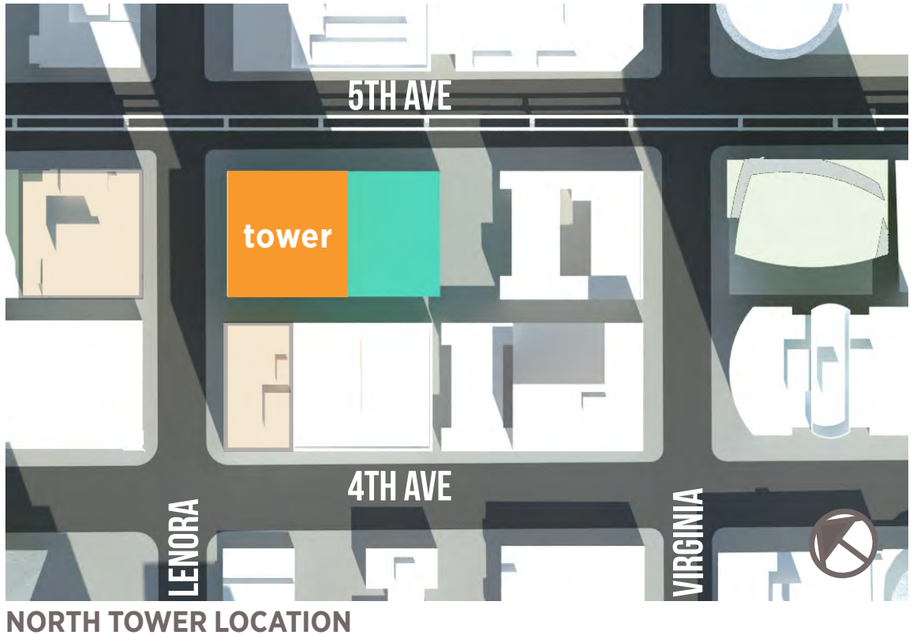
TOWER LOCATED NORTH

ADVANTAGES

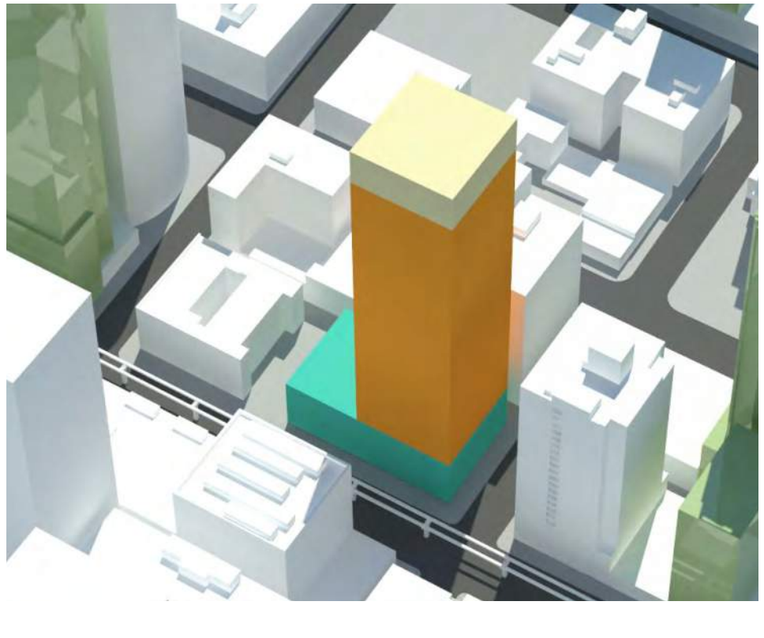
- Strong corner presence

DISADVANTAGES

- Blocks natural light at street level environment
- Congested and cavernous building frontage at Lenora Street
- Blocked views at levels below 170 feet
- Tower directly adjacent to existing mature street trees



NORTH TOWER LOCATION



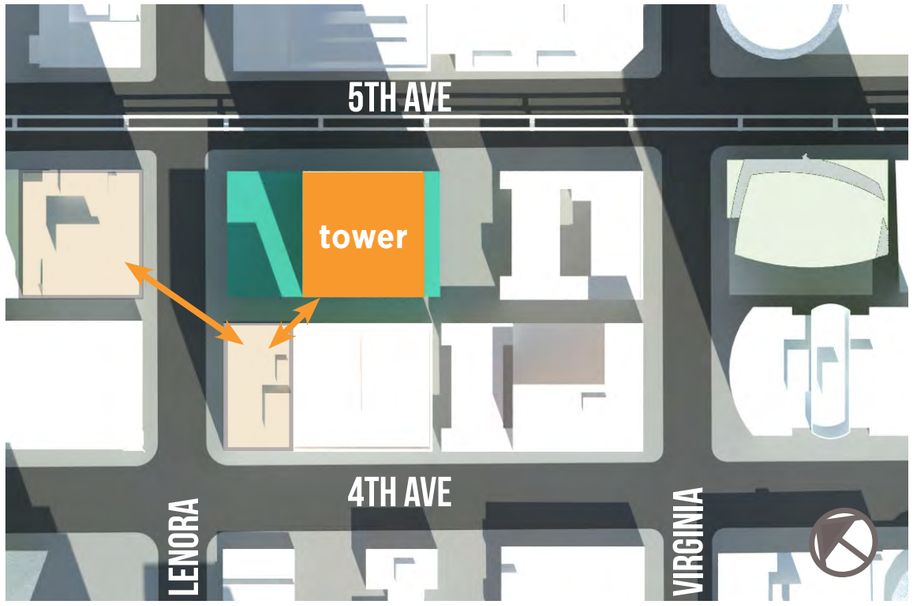
TOWER LOCATED SOUTH

ADVANTAGES

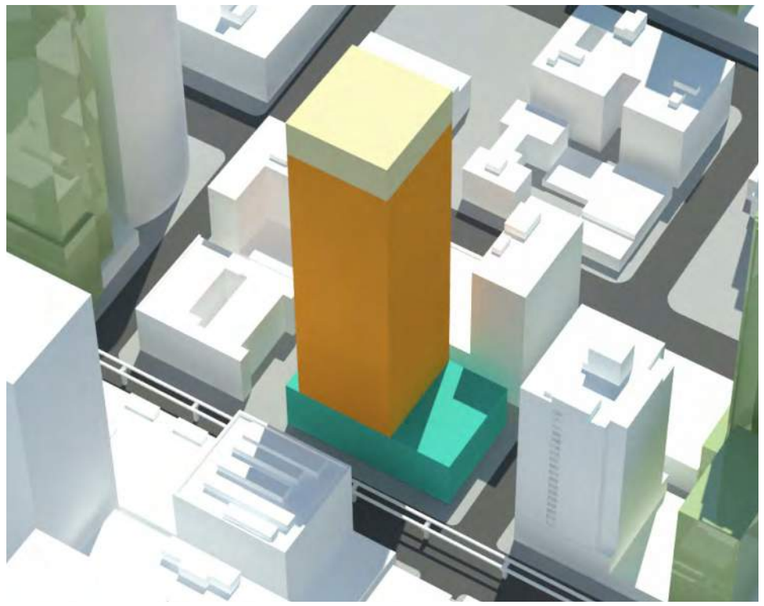
- More natural light at street level environment
- Less impact on existing mature street trees (podium can more easily set back at street)
- Less congested building frontage at Lenora Street
- Fewer view conflicts below 170 feet
- Follows neighborhood precedent of staggering tower volumes

DISADVANTAGES

- Weaker corner presence
- Shade reaches podium roof deck



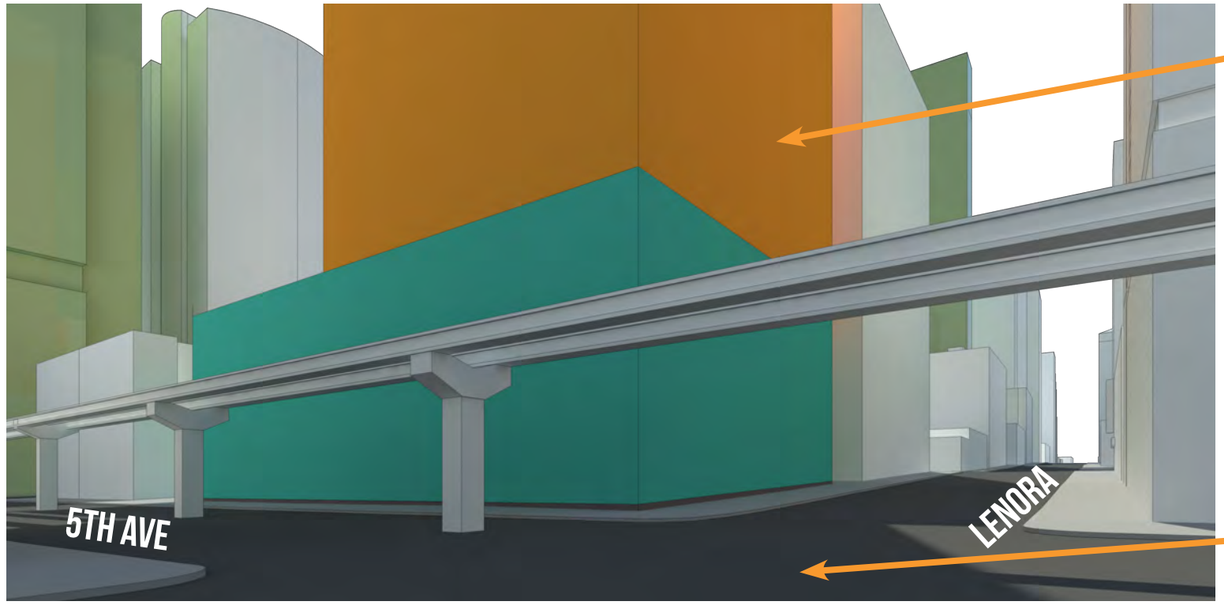
SOUTH TOWER LOCATION



TOWER LOCATION ANALYSIS

STREET SHADING ANALYSIS

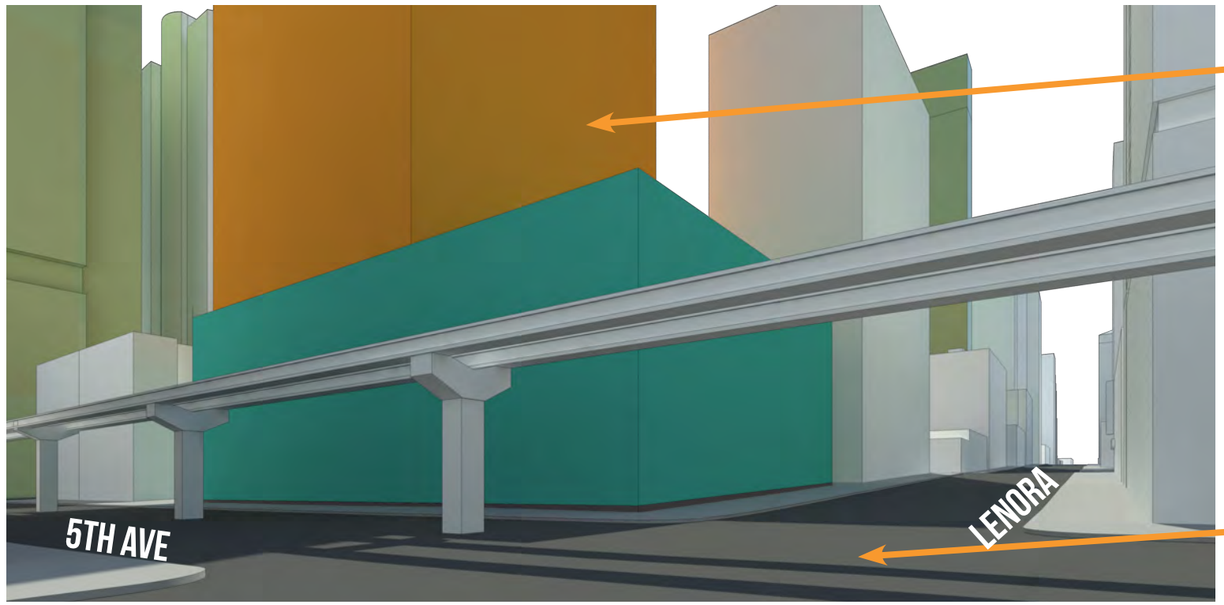
NOTE: SUN STUDY ANALYSIS SHOWN
AT AUGUST 28TH AT 1 PM PDT



Oppressive street wall is created

Less light reaches intersection

NORTH TOWER LOCATION

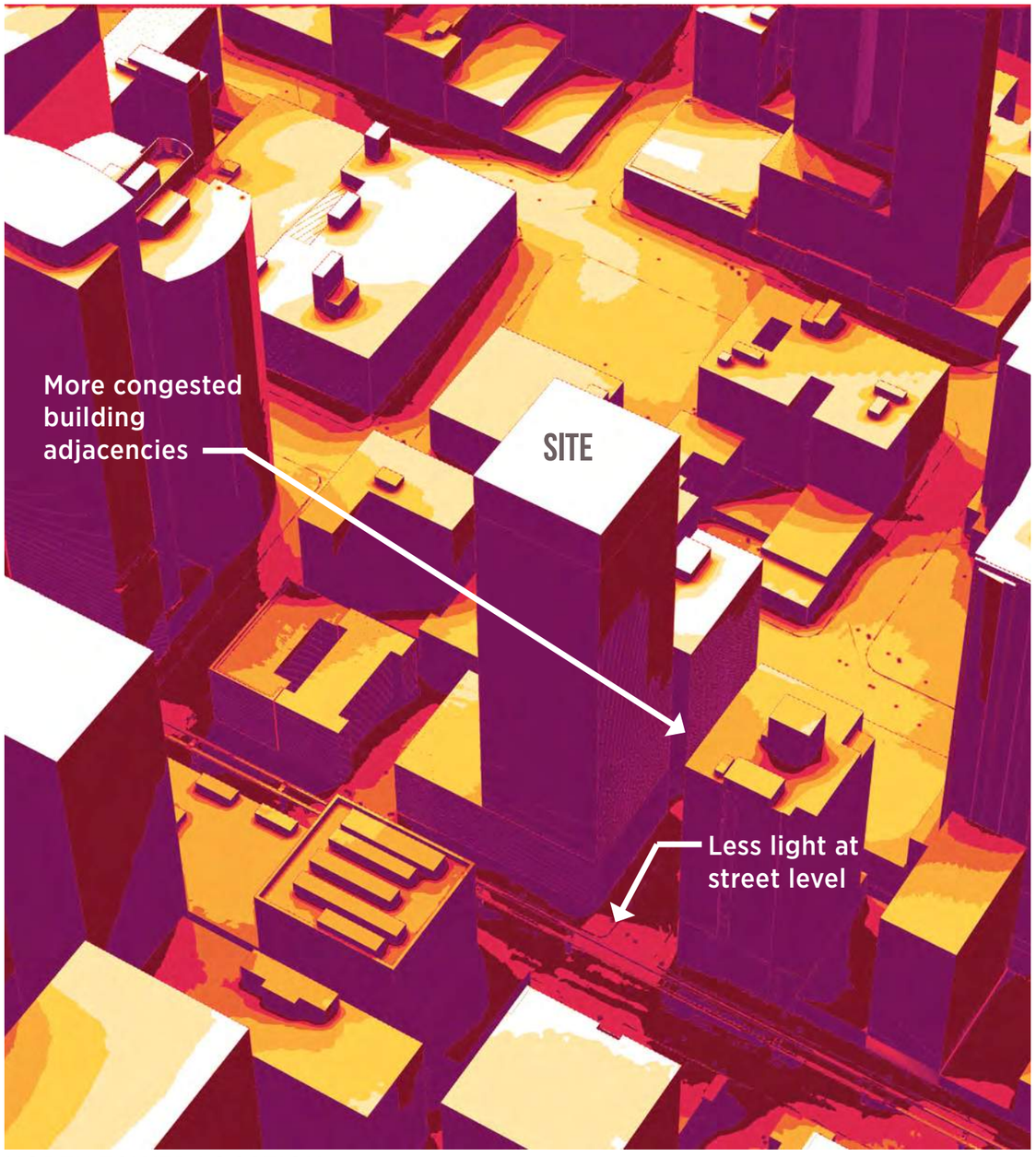


South tower placement
follows the pattern of
neighborhood development

More light reaches intersection

SOUTH TOWER LOCATION

ANNUAL INSOLATION & DAYLIGHT ANALYSIS



NORTH TOWER LOCATION

SOUTH TOWER LOCATION

TOWER LOCATION ANALYSIS

Preferred tower location follows pattern of neighborhood and streetscape development along Lenora.

HIGH RISE / TALL DEVELOPMENT

LOW RISE / SURFACE DEVELOPMENT

POTENTIAL DEVELOPMENT

MASSING OPTIONS

OPTIONS COMPARISON

DMC 240-290/440 (PROPOSED UPZONE UNDER CITY COUNCIL REVIEW)

CONCEPT 1: COMPOSITE PODIUM

378,000 net rentable square feet

OPPORTUNITIES

- Conventional approach with efficient layout and structure
- Tower connects to street level

CONSTRAINTS

- Large podium mass at street environment

DEPARTURES

- None

CONCEPT 2: SLAB PODIUM

378,000 net rentable square feet

OPPORTUNITIES

- Tower massing has more staggered massing profile and strong modulation at corner

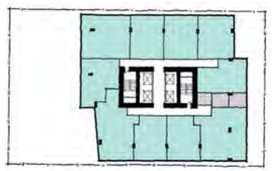
CONSTRAINTS

- Imposing podium mass requires careful aesthetic treatment
- Tower does not connect to street level
- Large podium mass at street environment

DEPARTURES

- None

CONCEPT 3: STEPPED PODIUM (PREFERRED)



373,000 net rentable square feet

OPPORTUNITIES

- Maximum natural light at street level
- Tower connects to street level
- Multiple outdoor terrace opportunities for light and views
- Strong aesthetic presence at corner and from multiple view angles

CONSTRAINTS

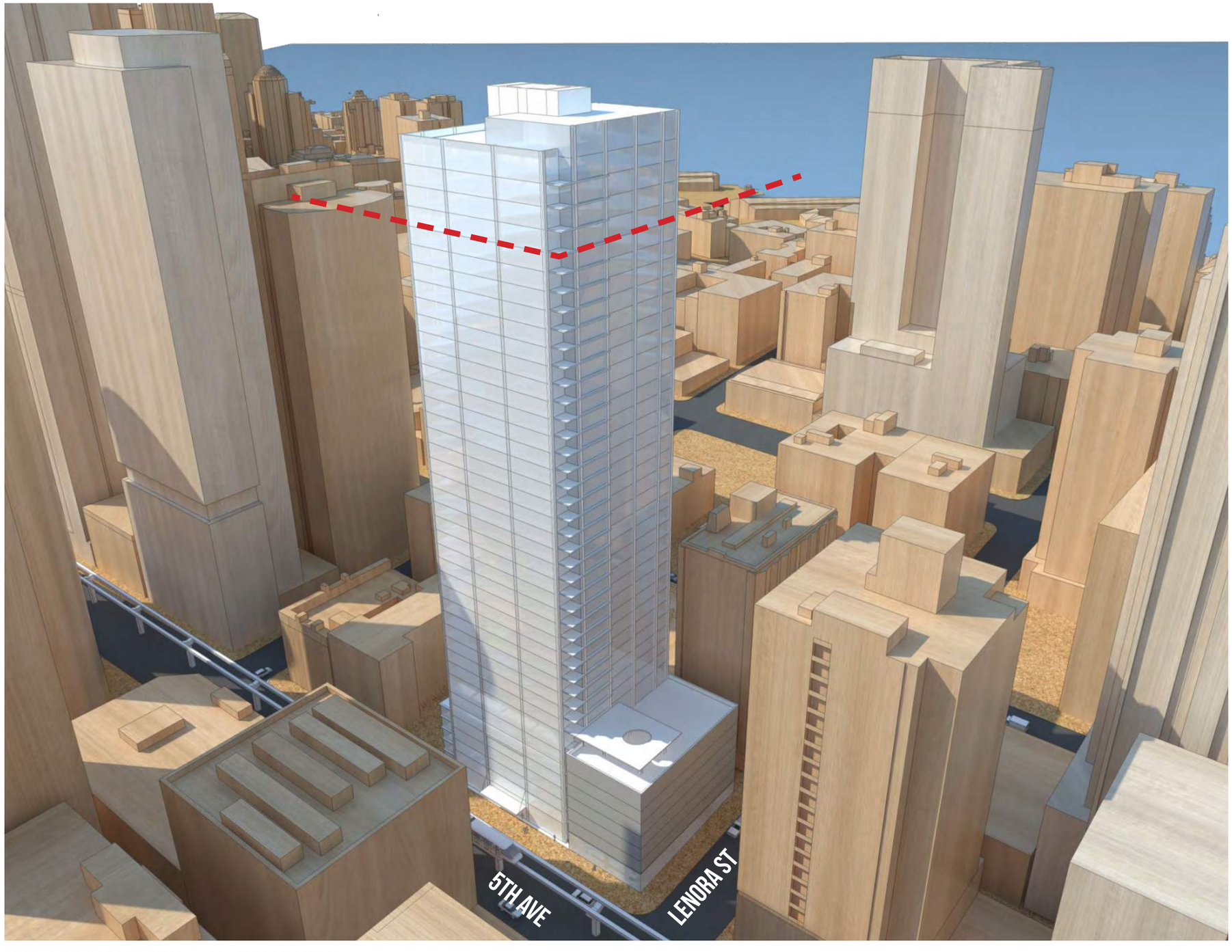
- More complex building form

DEPARTURES

- Waive the requirement for continuous overhead weather protection for a specified portion of the building within 5 feet of a property line along the streetfront
- Allow an unmodulated width of 108.5 feet in the portion of the tower mass within 15 feet of 5TH AVE above a height of 85 feet

CONCEPT 1

DMC 240-290/440
(PROPOSED UPZONE UNDER CITY COUNCIL REVIEW)



VIEW FROM NORTH (AMAZON RUFUS)

Current code max height of 400 ft

CONCEPT PODIUM

OPPORTUNITIES

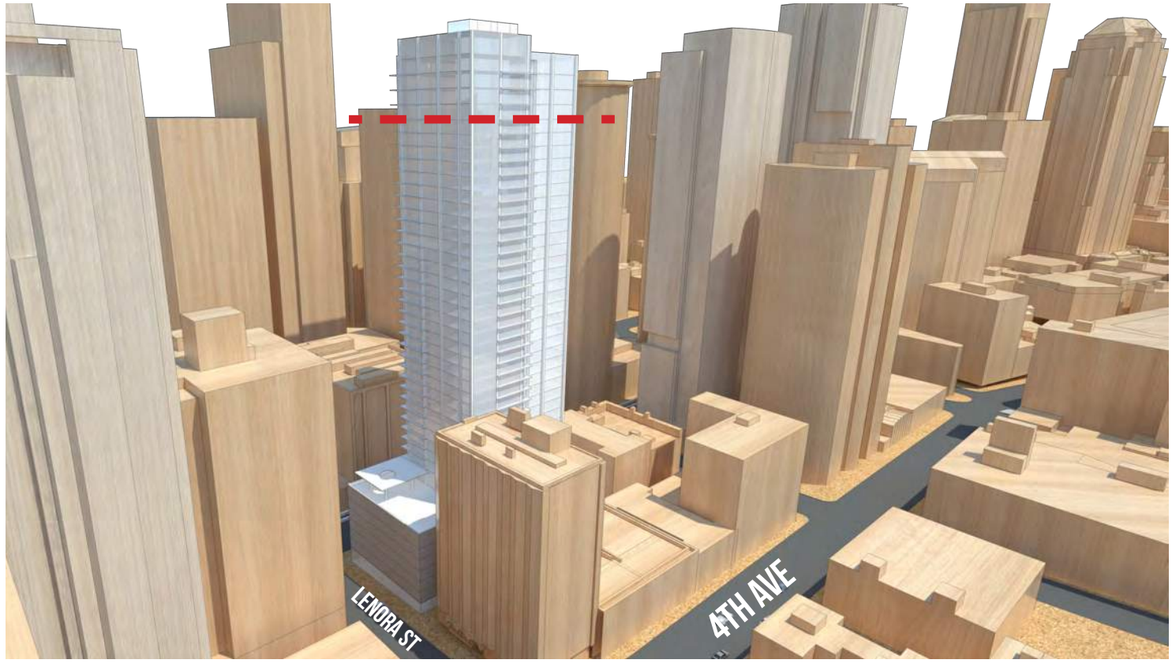
- Conventional approach with efficient layout and structure
- Tower connects to street level

CONSTRAINTS

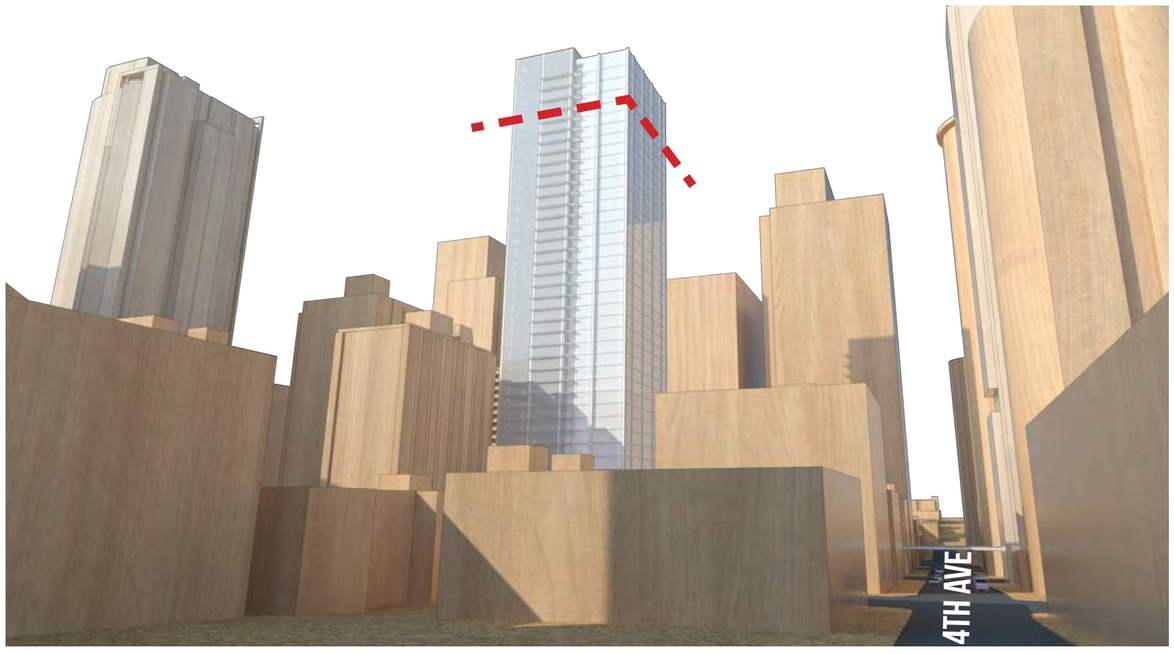
- Large podium mass at street environment

DEPARTURES

- None

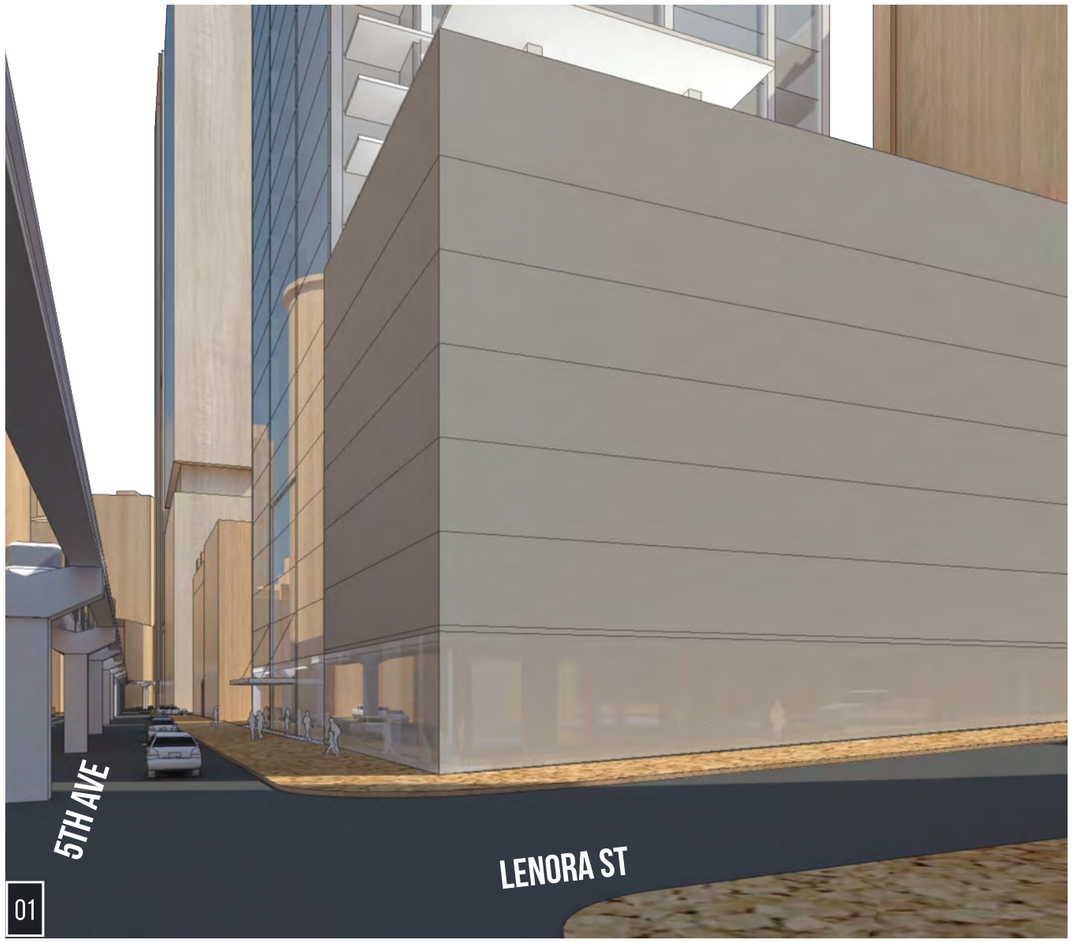


VIEW FROM WEST



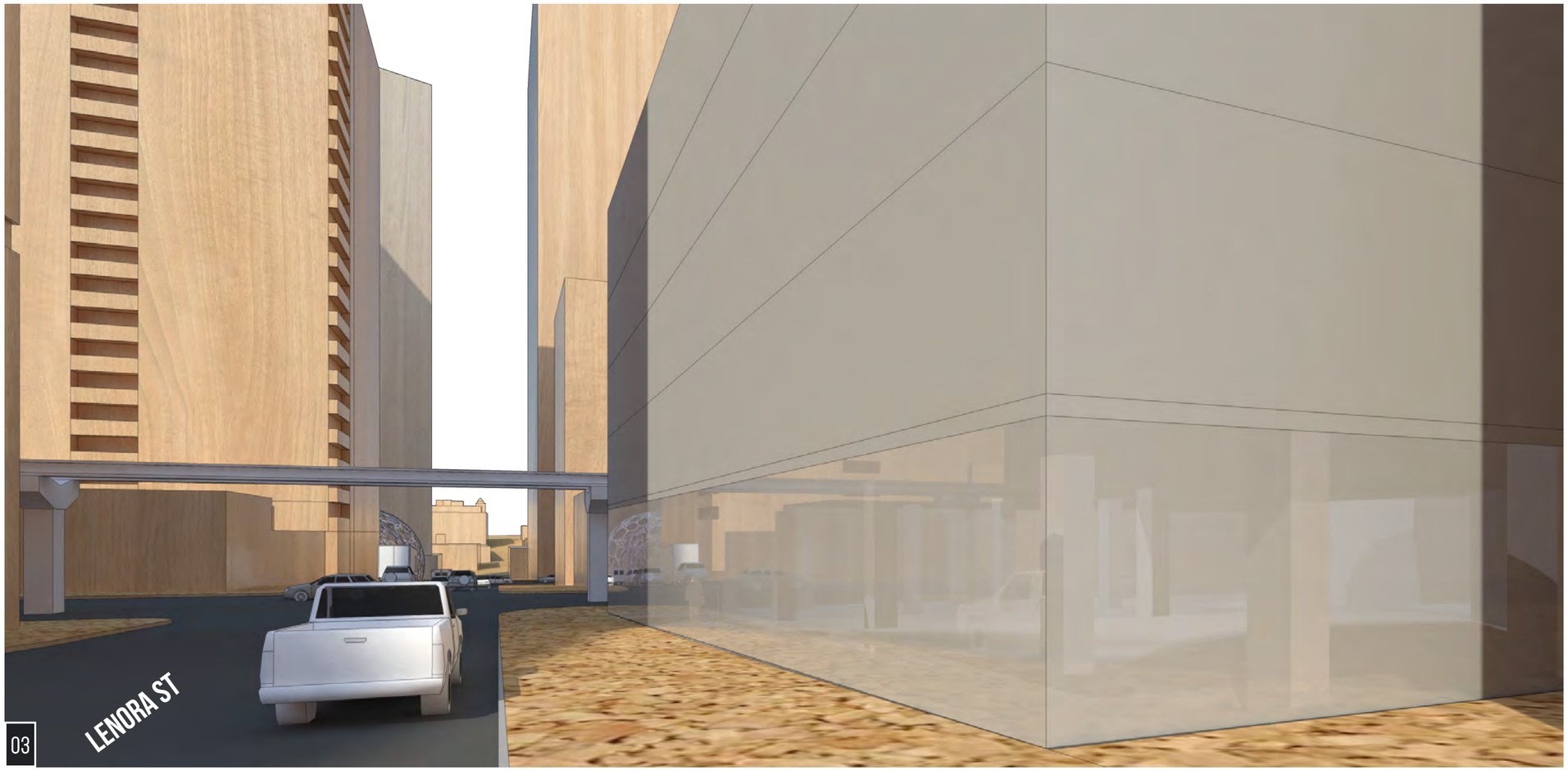
VIEW FROM SOUTH (MOORE THEATER)

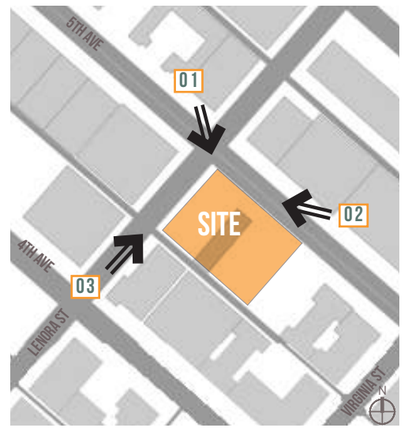
CONCEPT 1



VIEW FROM 5TH LOOKING SOUTH

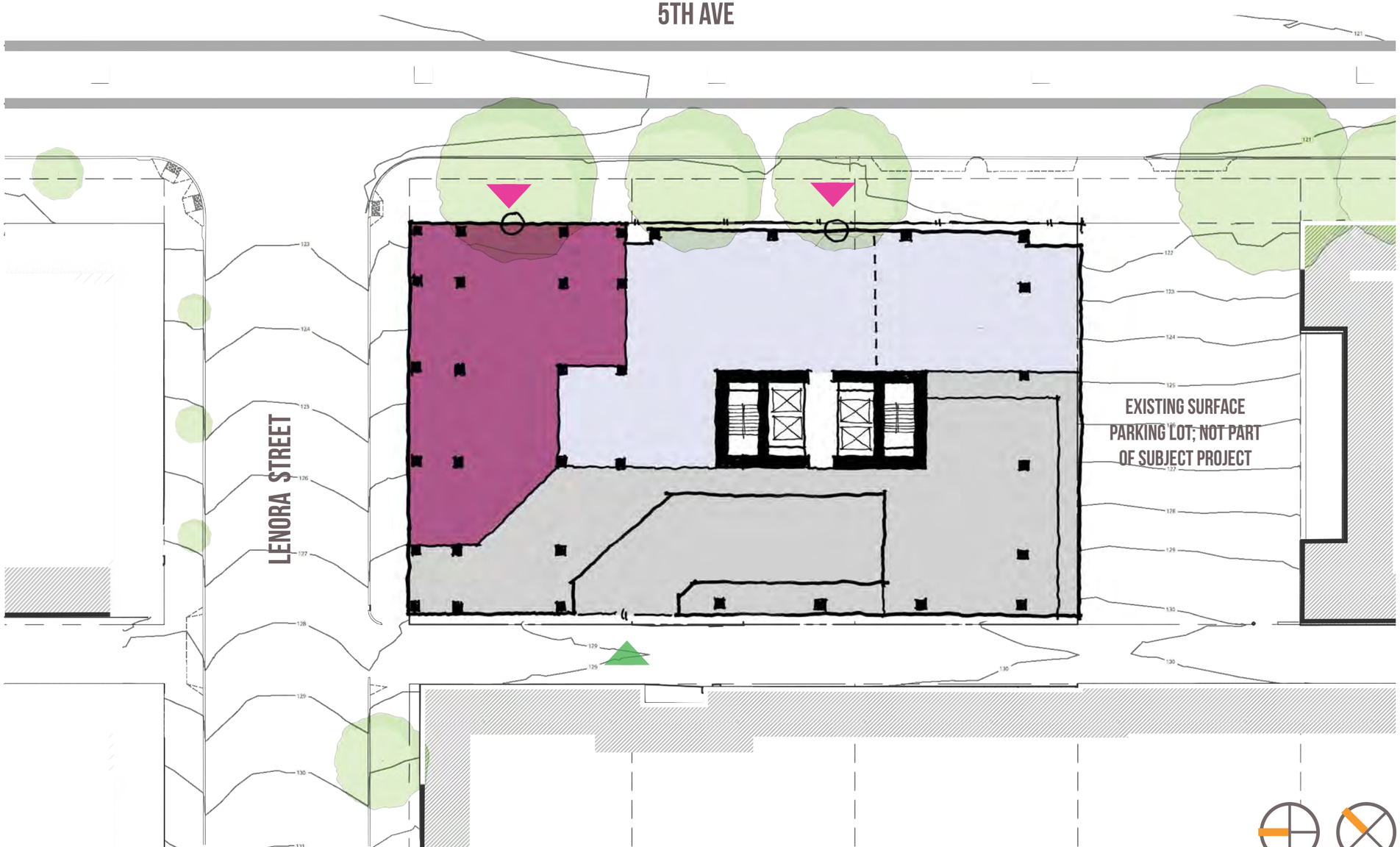
VIEW FROM 5TH LOOKING NORTH





VIEW FROM LENORA LOOKING EAST

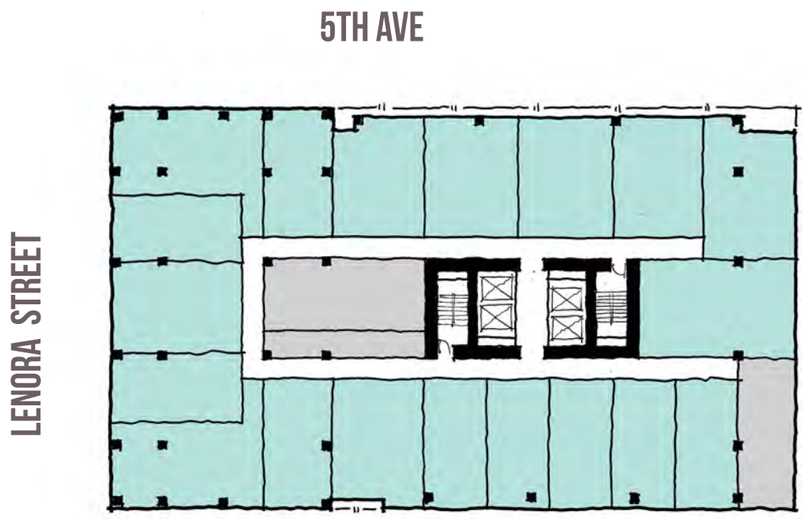
CONCEPT 1



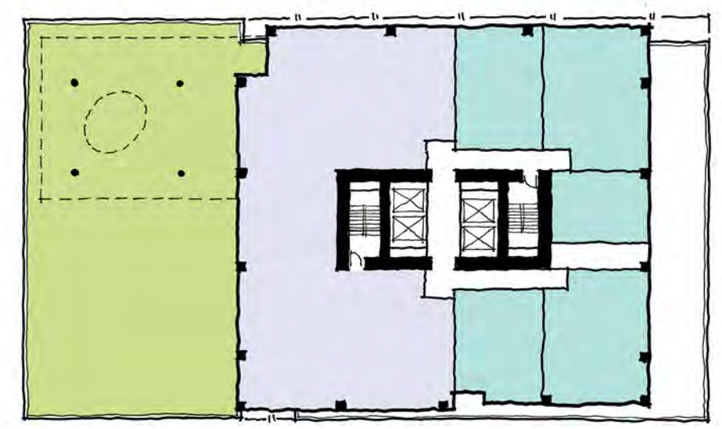
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House
- Pedestrian Entry
- Vehicular Entry

LEVEL 1 PLAN

SCALE : 1:30



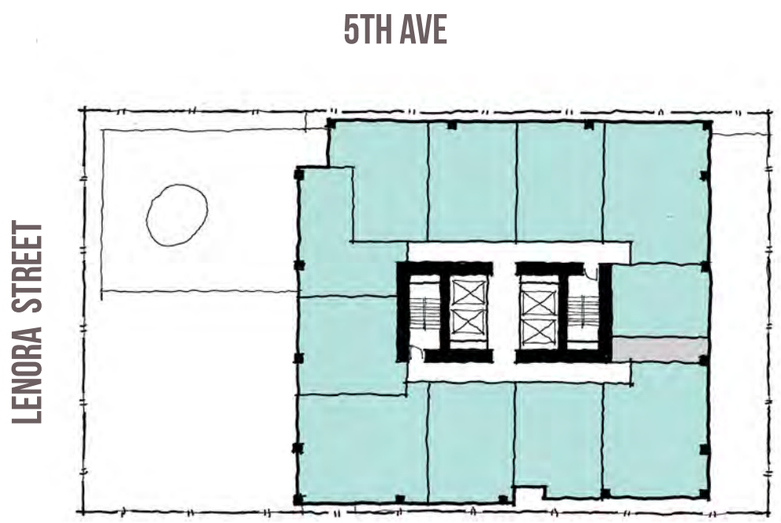
TYP. PODIUM LEVEL PLAN



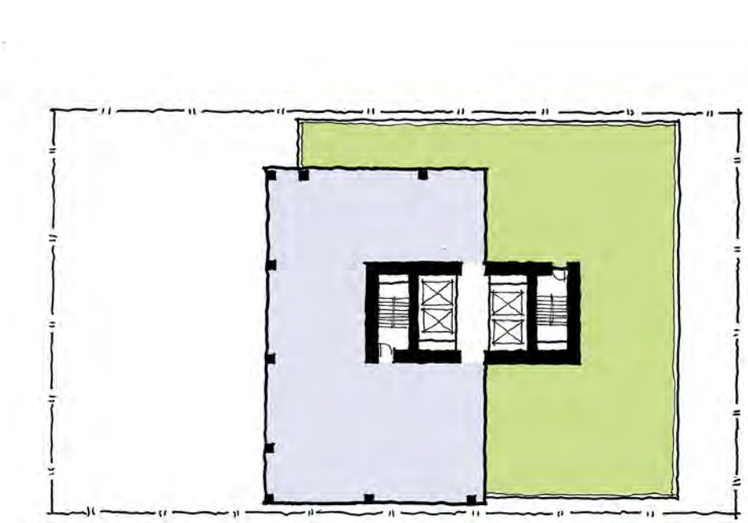
LEVEL 6 PLAN -AMENITY

SCALE : 1:40

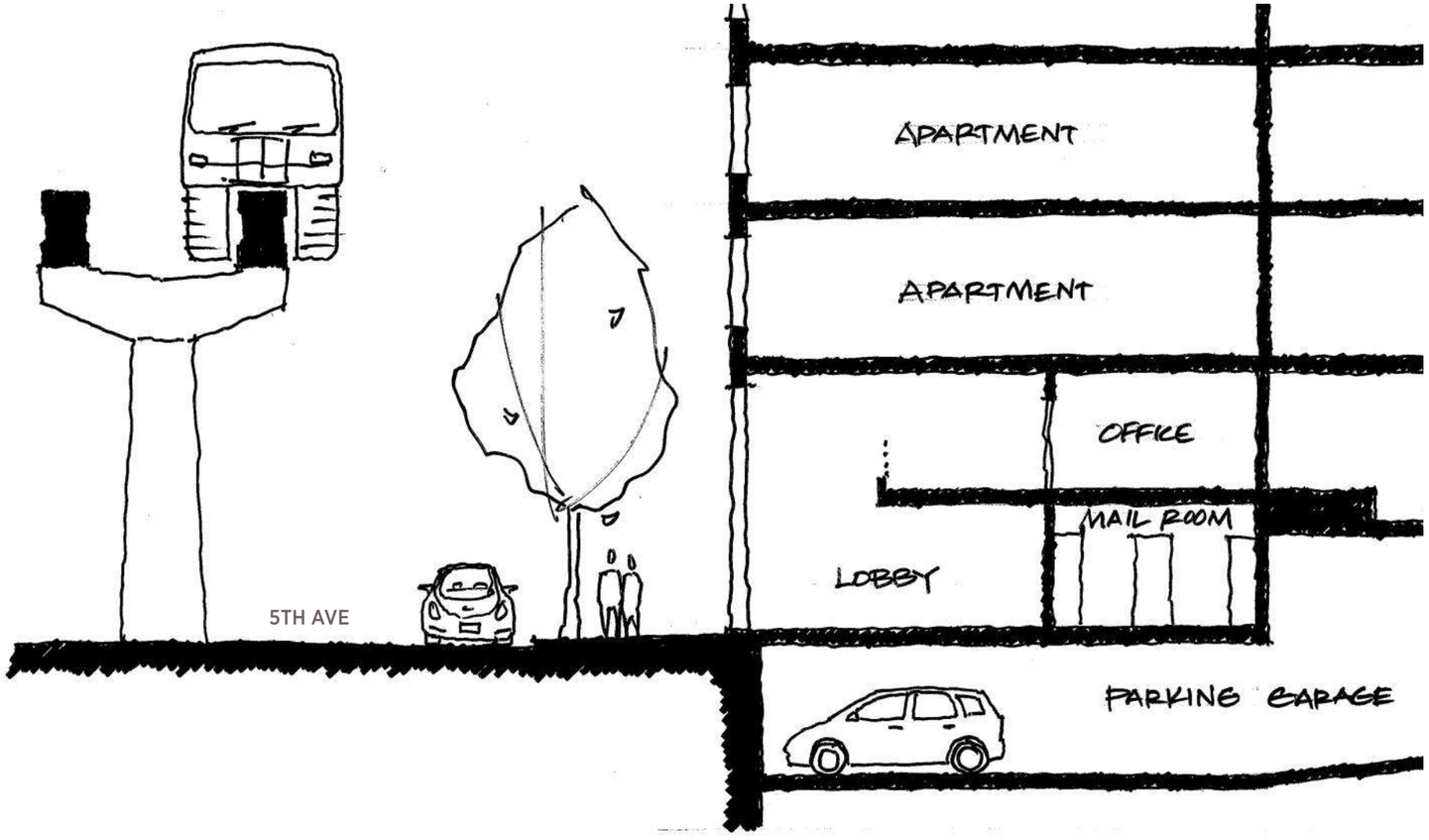
CONCEPT 1



TYP. TOWER LEVEL PLAN



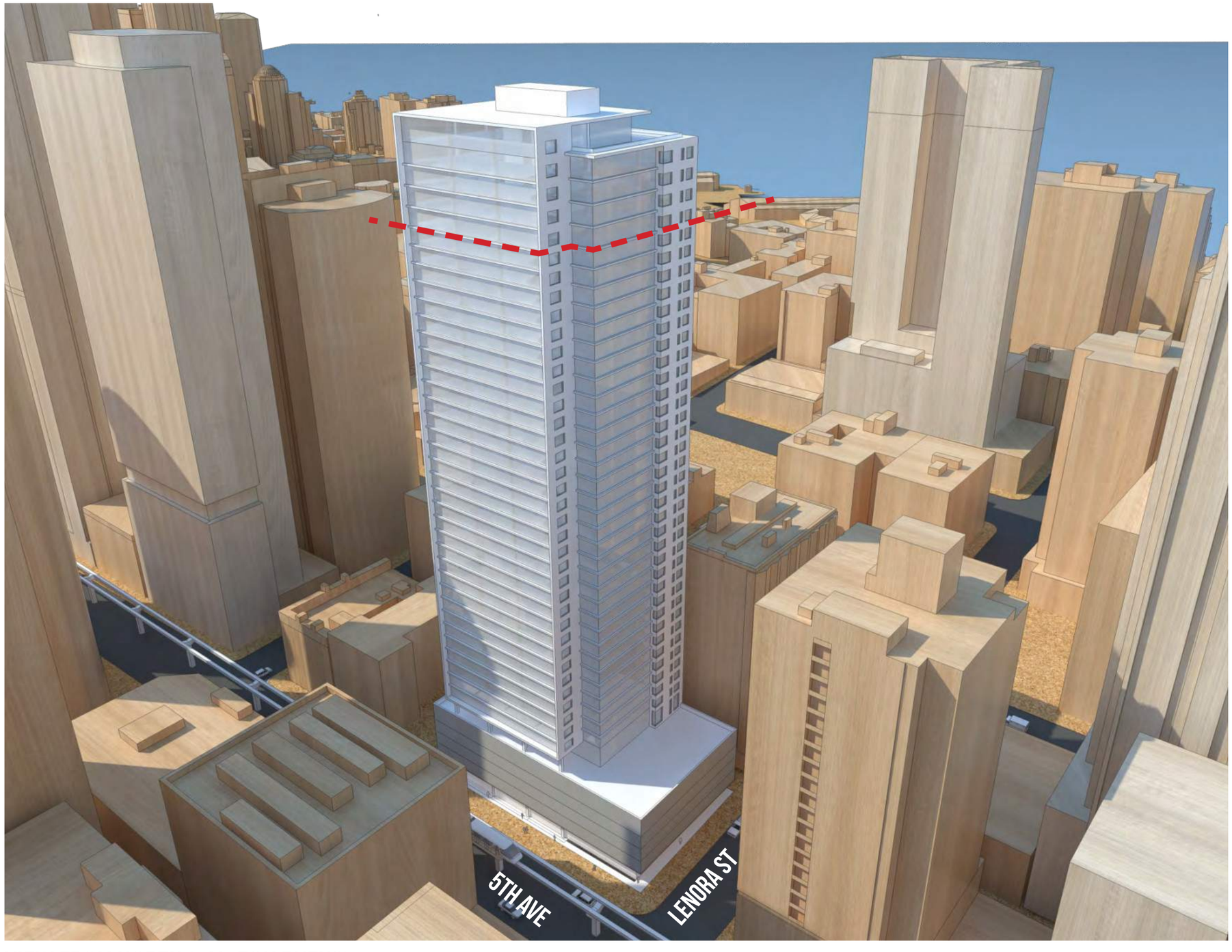
ROOF AMENITY PLAN


APARTMENT
APARTMENT
OFFICE
MAIL ROOM
LOBBY
5TH AVE
PARKING GARAGE


5TH AVE
6TH AVE
SITE
4TH AVE
LENORA ST
VIRGINIA ST
N

CONCEPT 2

DMC 240-290/440
(PROPOSED UPZONE UNDER CITY COUNCIL REVIEW)



VIEW FROM NORTH (AMAZON RUFUS)

Current code max height of 400 ft

CONCEPT PODIUM

OPPORTUNITIES

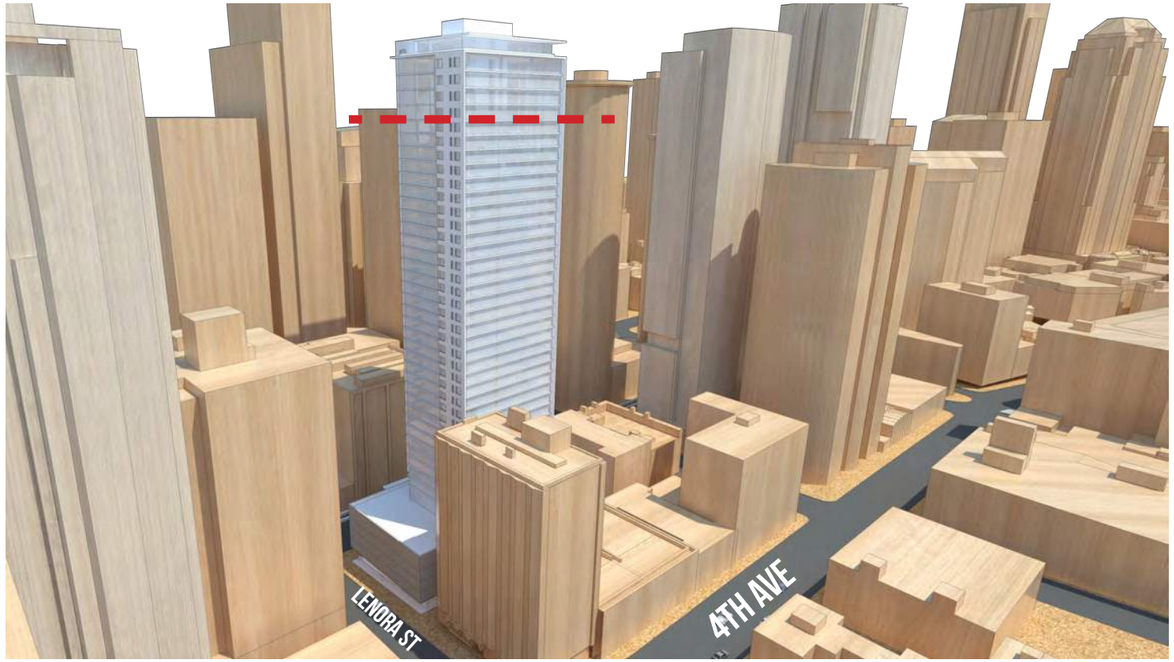
- Conventional approach with efficient layout and structure
- Tower connects to street level

CONSTRAINTS

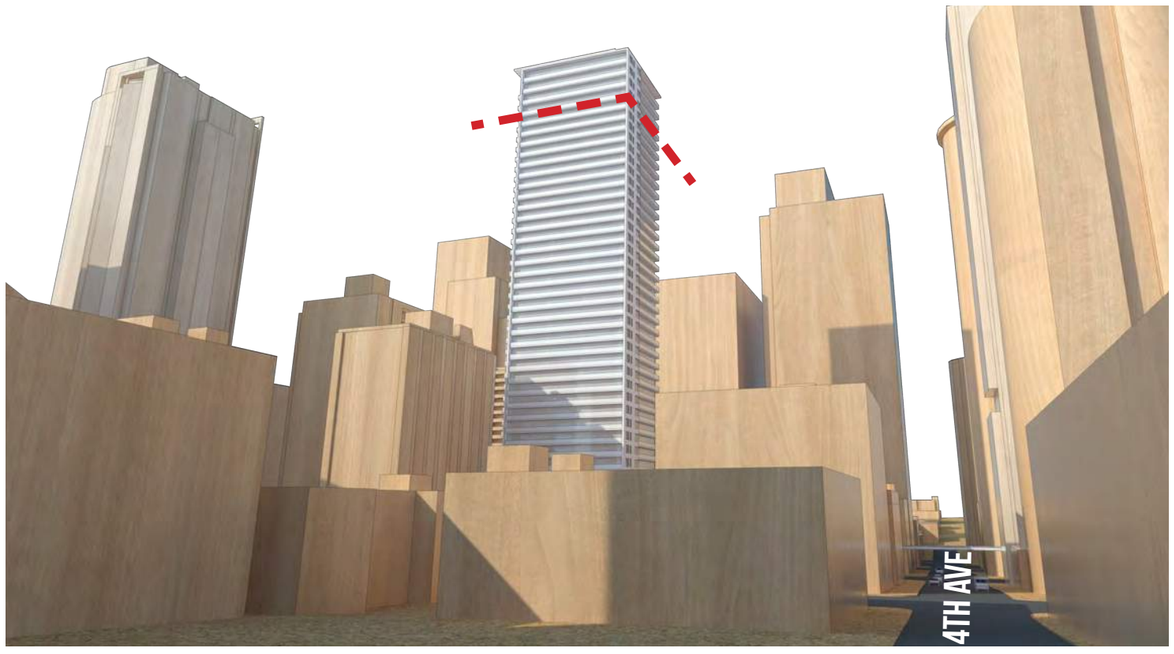
- Large podium mass at street environment

DEPARTURES

- None

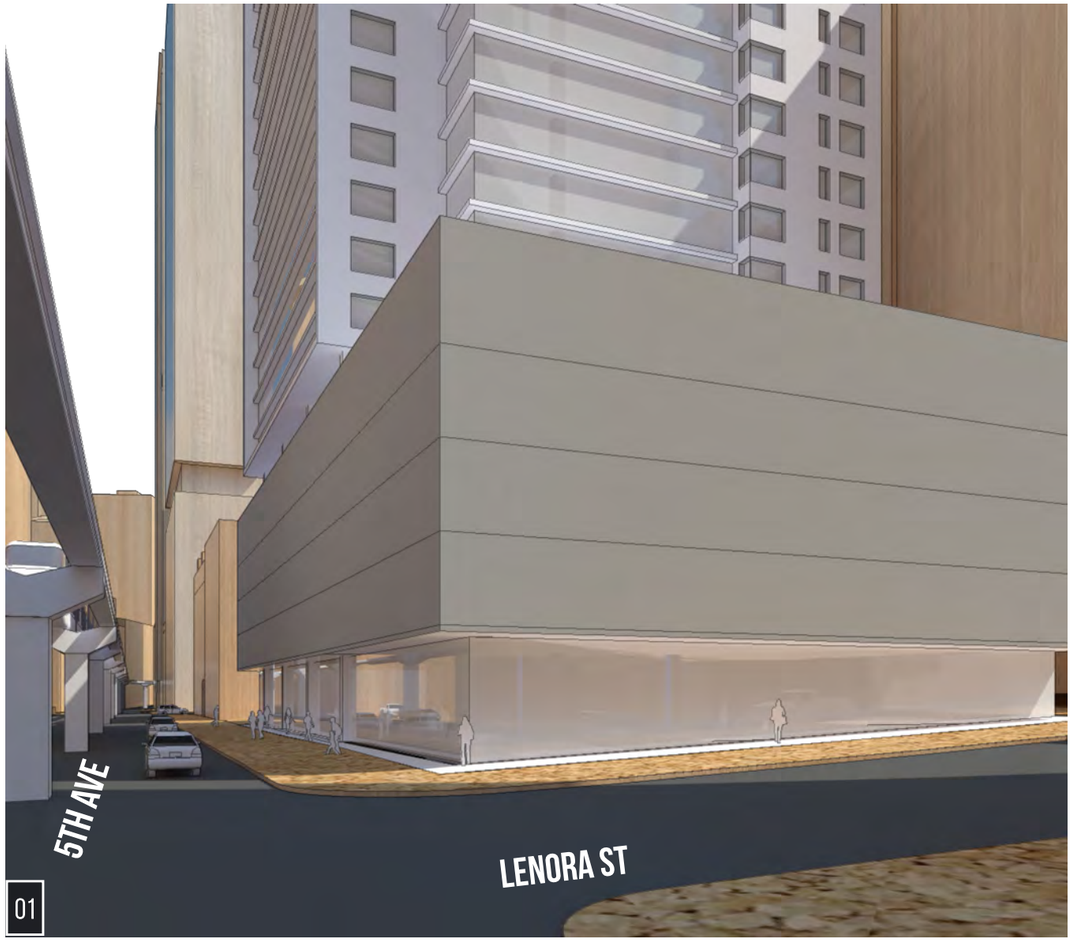


VIEW FROM WEST

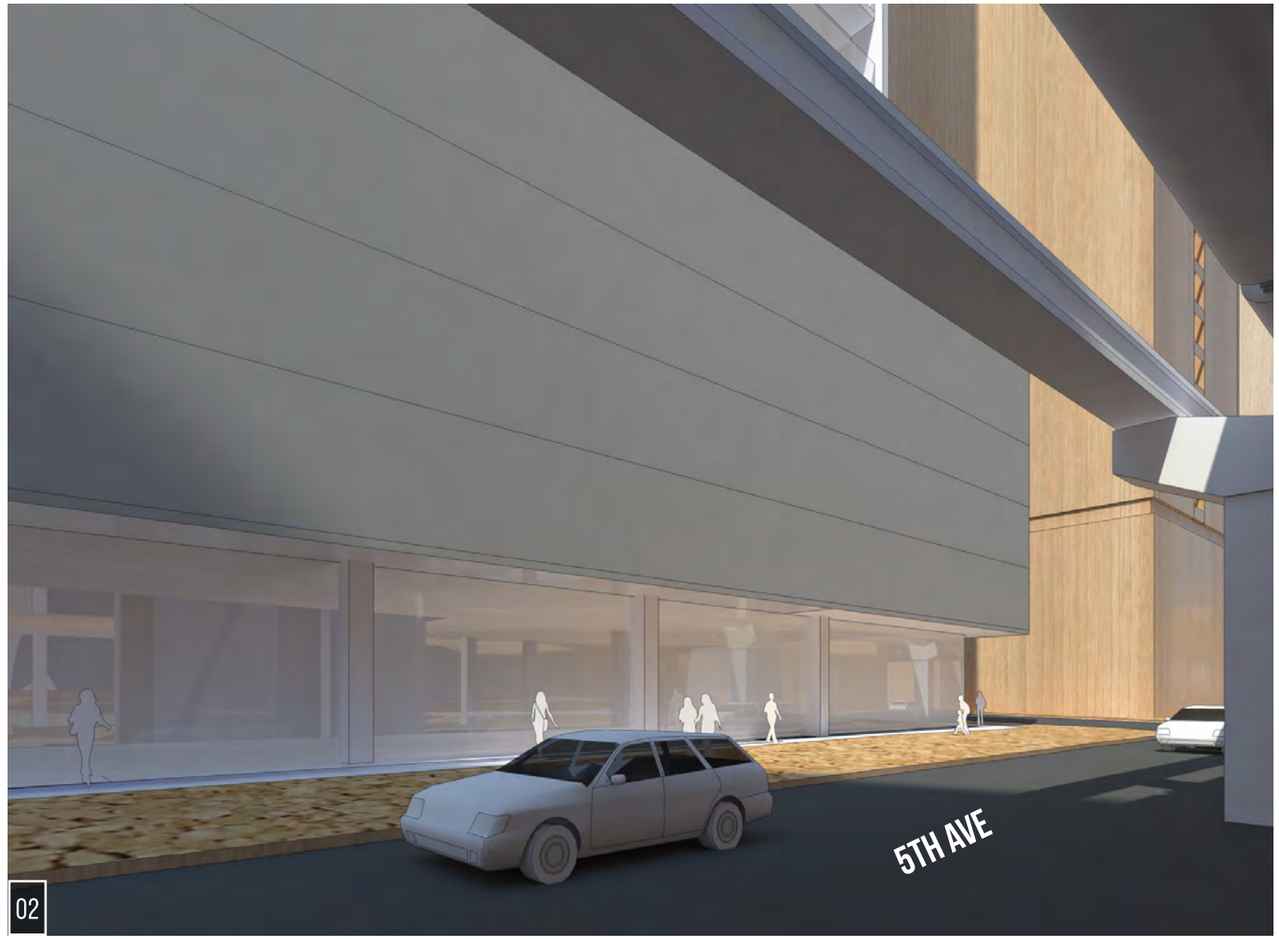


VIEW FROM SOUTH (MOORE THEATER)

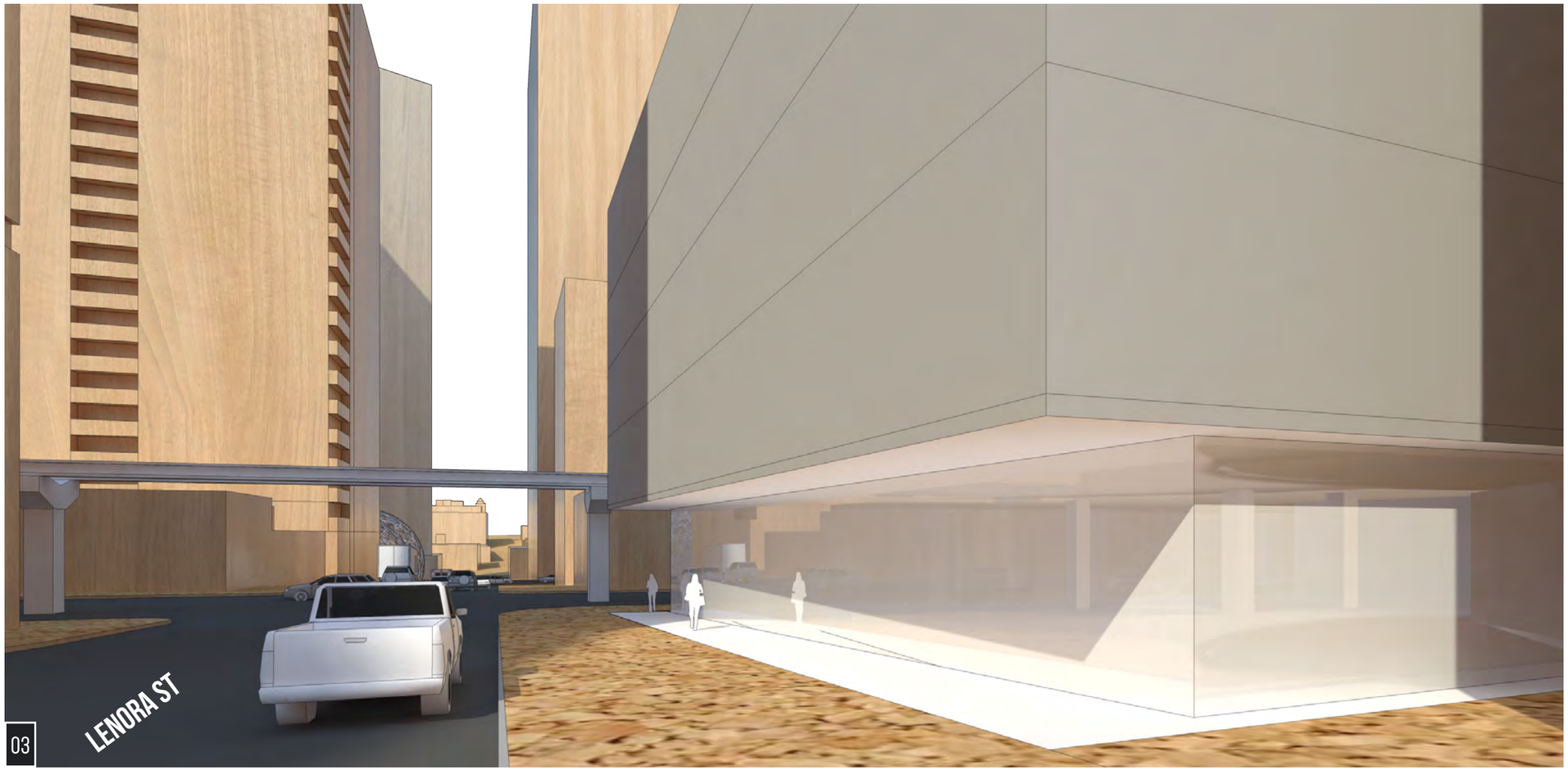
CONCEPT 2

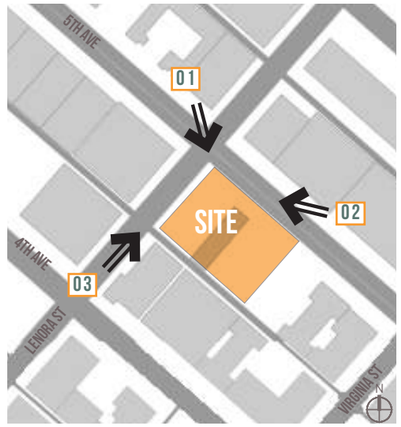


VIEW FROM 5TH LOOKING SOUTH



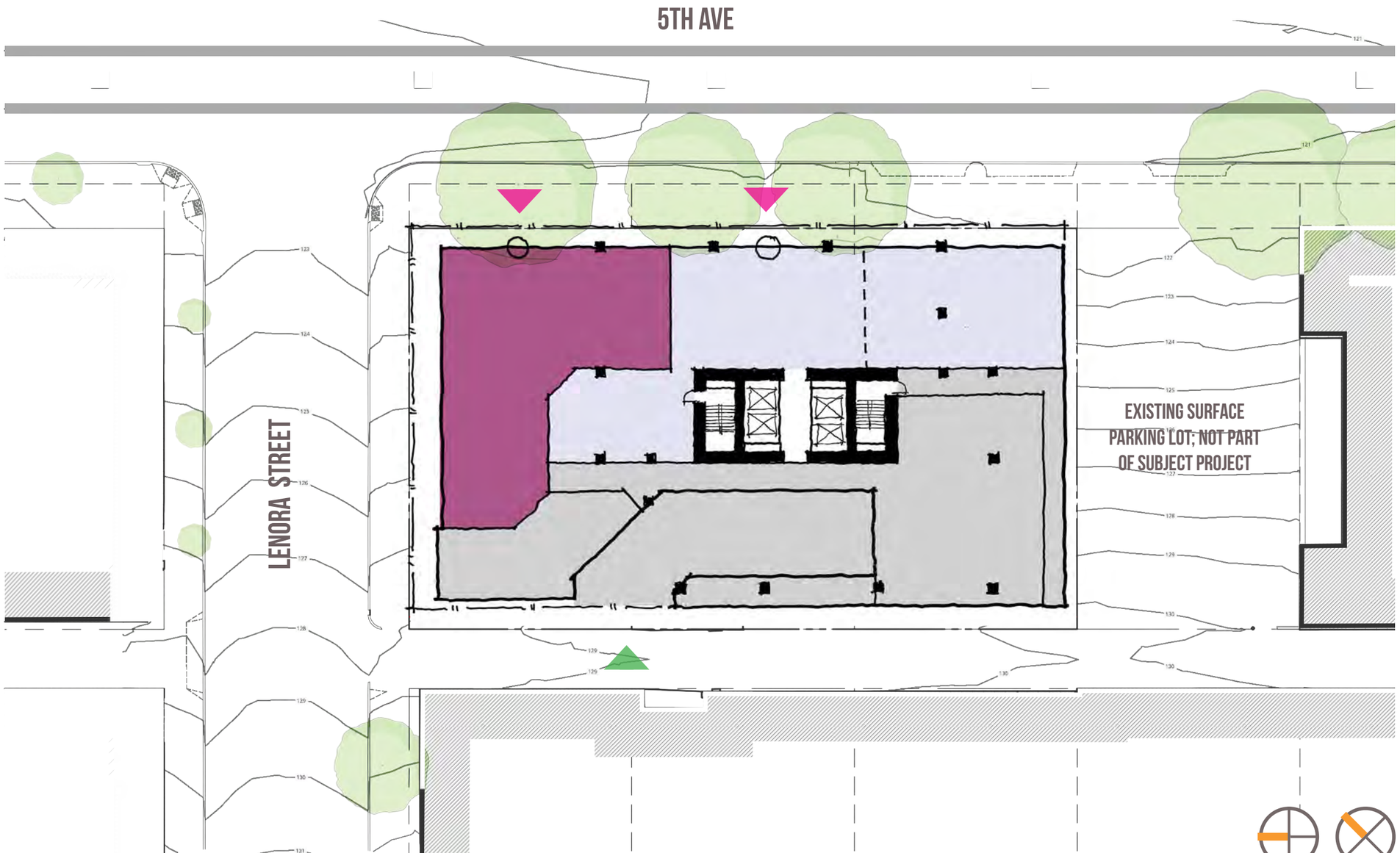
VIEW FROM 5TH LOOKING NORTH





VIEW FROM LENORA LOOKING EAST

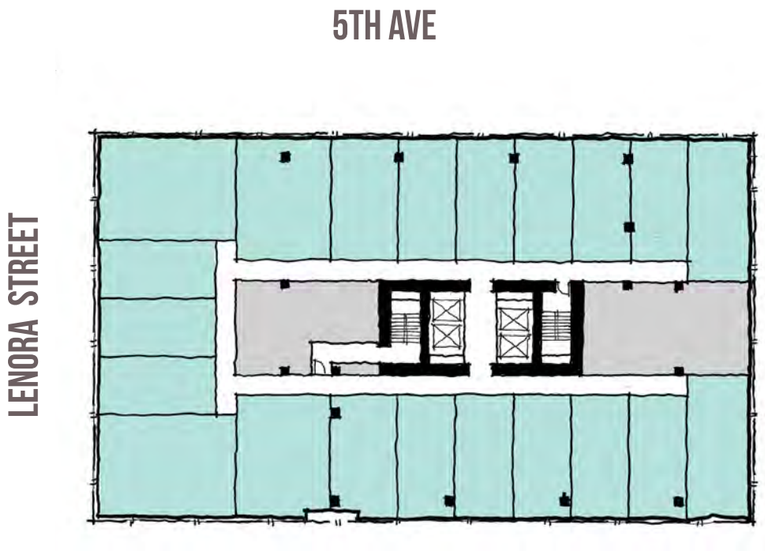
CONCEPT 2



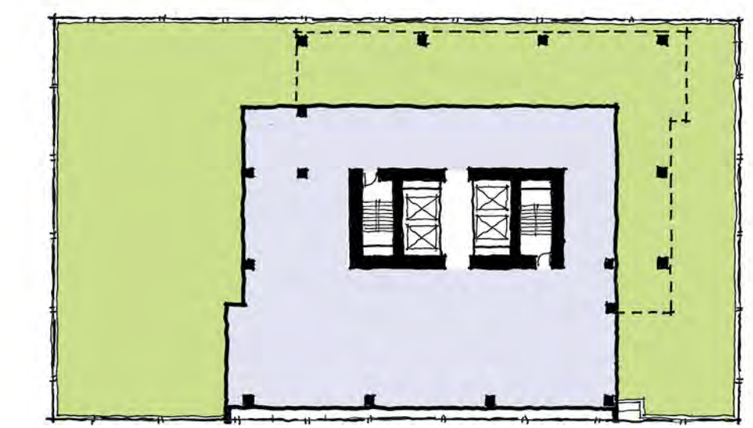
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House
- Pedestrian Entry
- Vehicular Entry

LEVEL 1 PLAN

SCALE : 1:30



TYP. PODIUM LEVEL PLAN

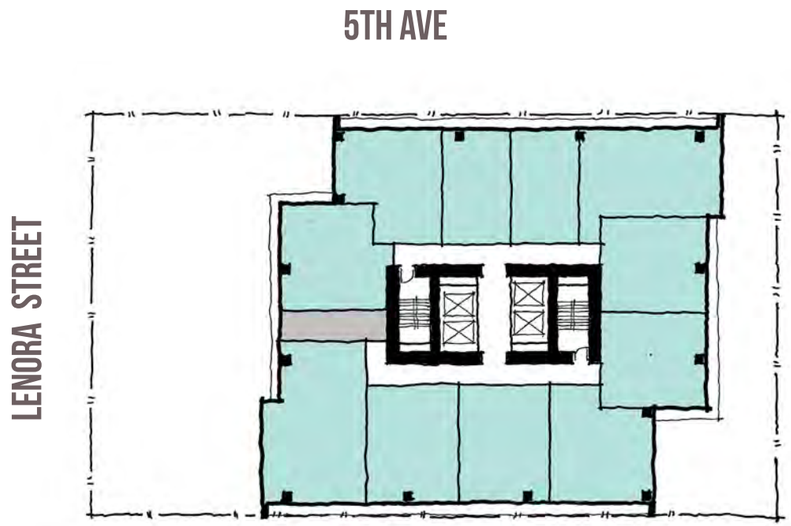


LEVEL 6 PLAN -AMENITY

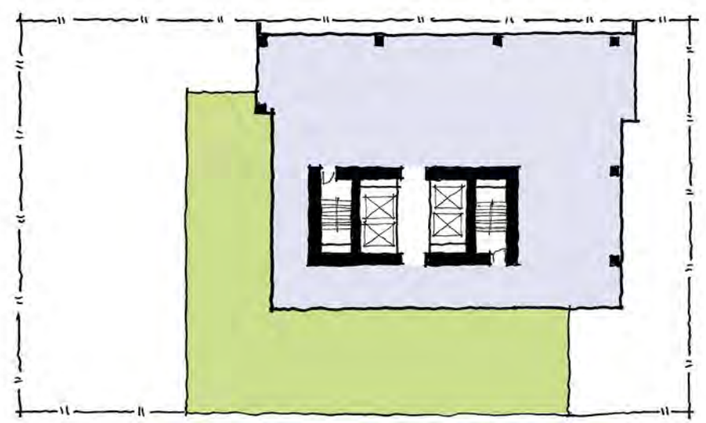
PROJECT NORTH TRUE NORTH

SCALE : 1:40

CONCEPT 2



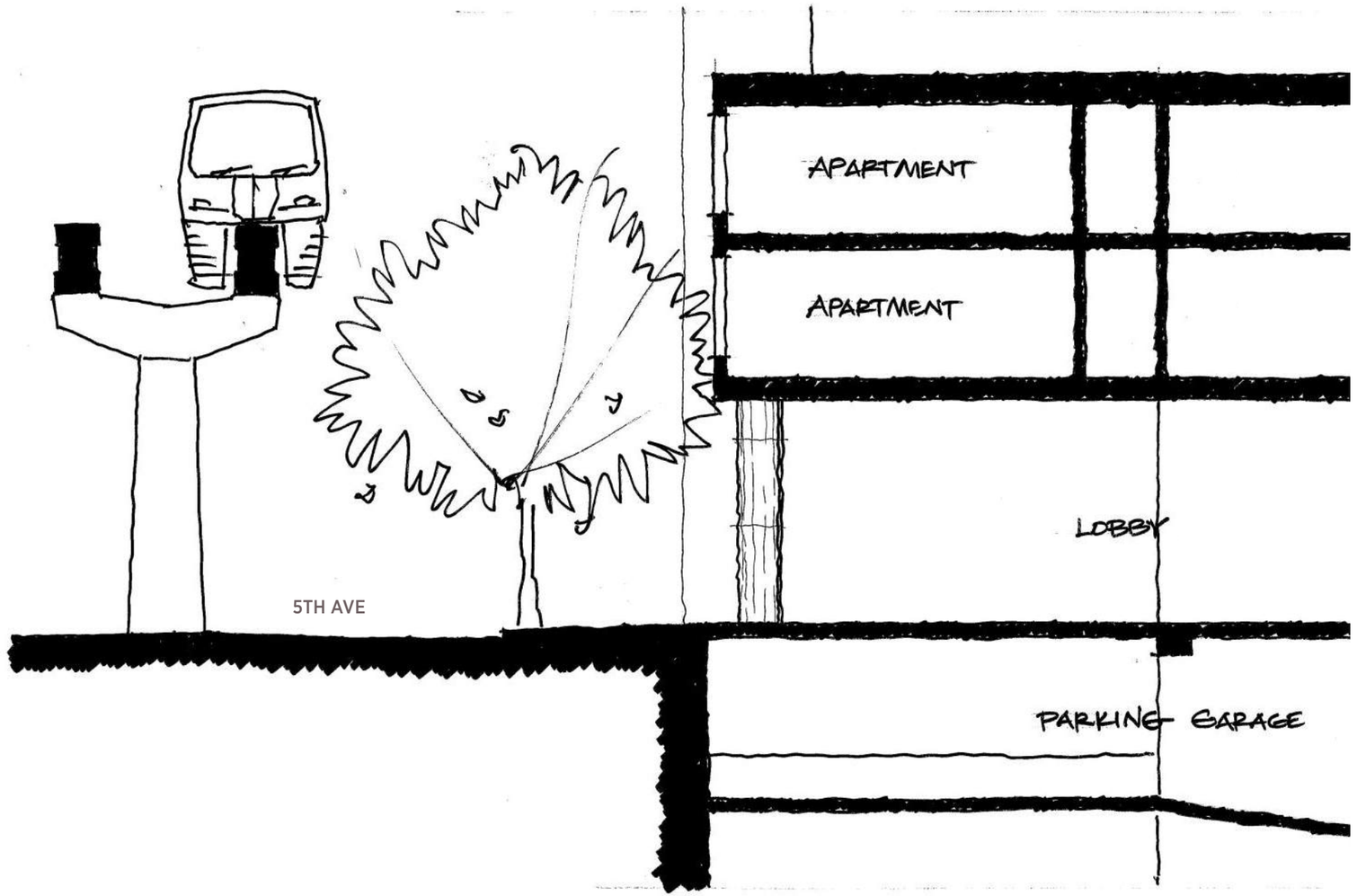
TYP. TOWER LEVEL PLAN



ROOF AMENITY PLAN

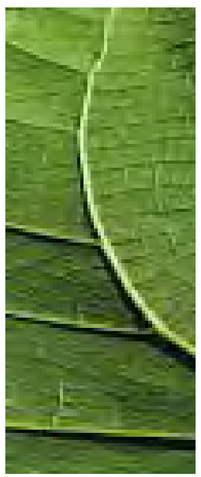
PROJECT NORTH TRUE NORTH

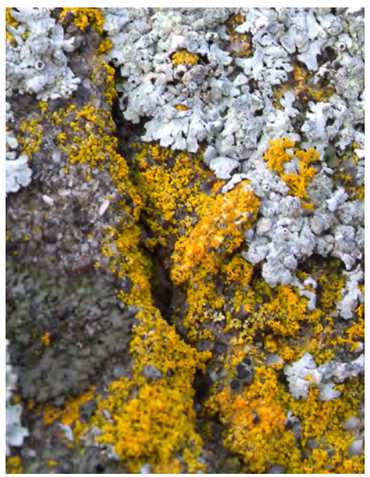
SCALE : 1:40


APARTMENT
APARTMENT
LOBBY
5TH AVE
PARKING GARAGE

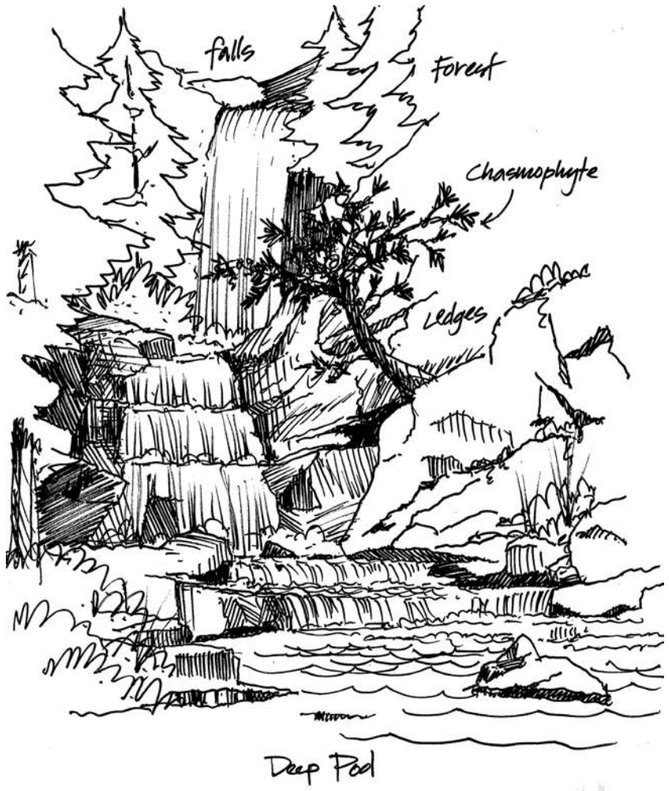

5TH AVE
6TH AVE
SITE
4TH AVE
LENORA ST
VIRGINIA ST
N

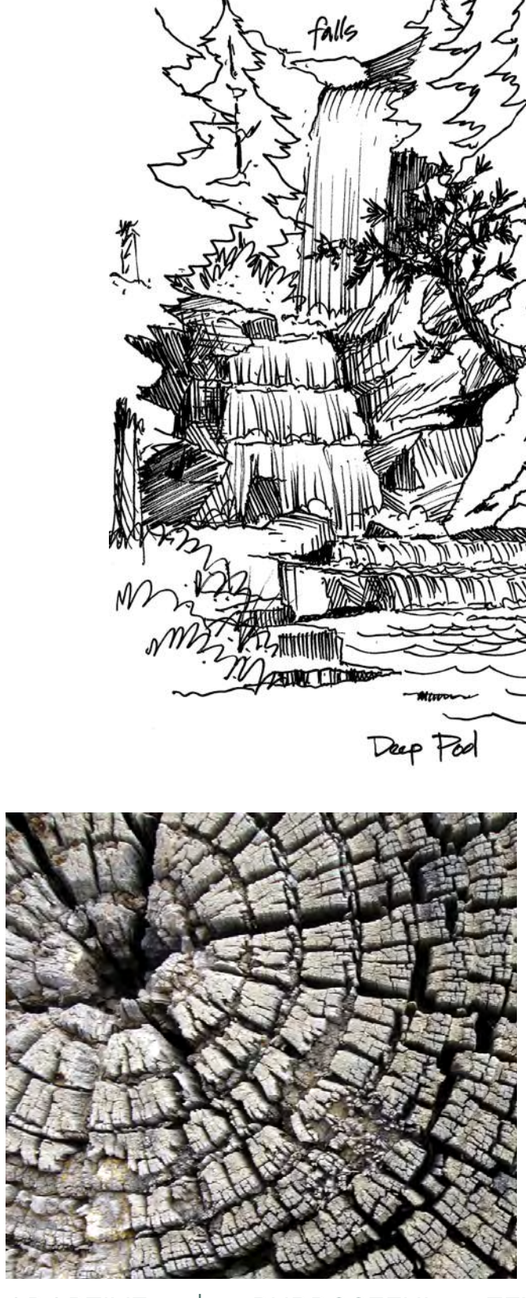
CONCEPT 3 PREFERRED
CASCADE

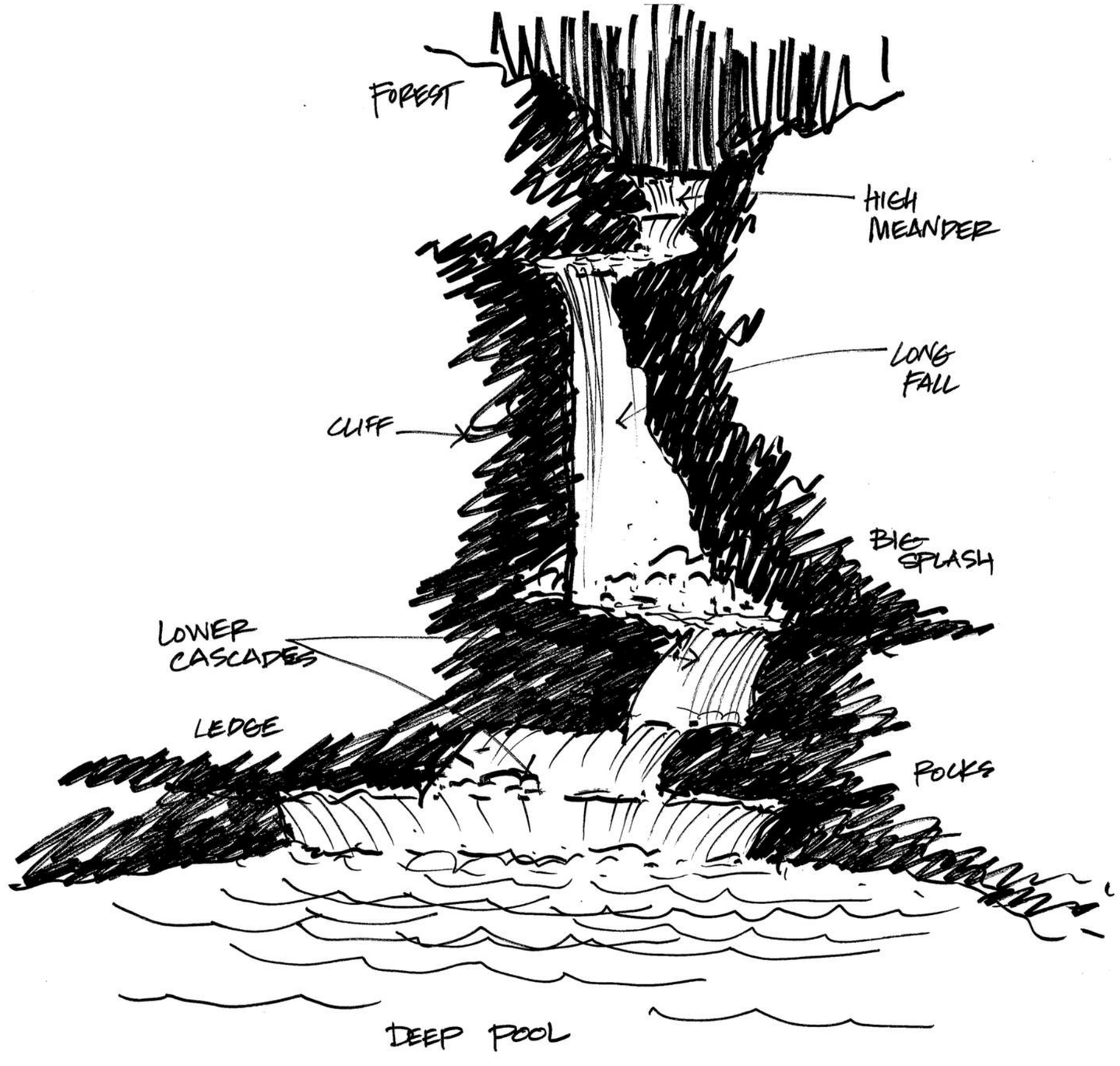



ENERGIZING YET CALMING | INHERENT MOVEMENT | MOMENTS OF HIGH DRAMA | CONTRAST OF INTIMATE SCALE AND WIDE EXPANSE





ADAPTIVE | PURPOSEFUL TEXTURE | RESPITE



CONCEPT 3 - PREFERRED

DMC 240-290/440
(PROPOSED UPZONE UNDER CITY COUNCIL REVIEW)

VIEW FROM NORTH (AMAZON RUFUS)

Current code max height of 400 ft

STEPPED SLAB

OPPORTUNITIES

- Maximum natural light at street level
- Tower connects to street level
- Multiple outdoor terrace opportunities for light and views
- Strong aesthetic presence at corner and from multiple view angles

CONSTRAINTS

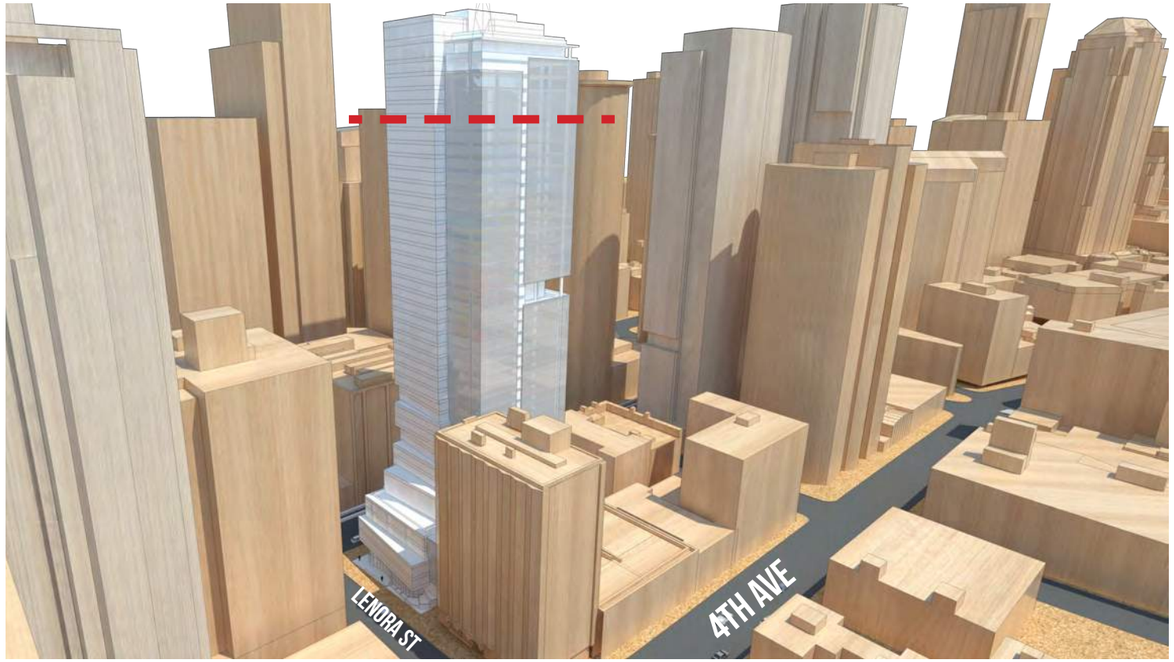
- More complex building form

DEPARTURES

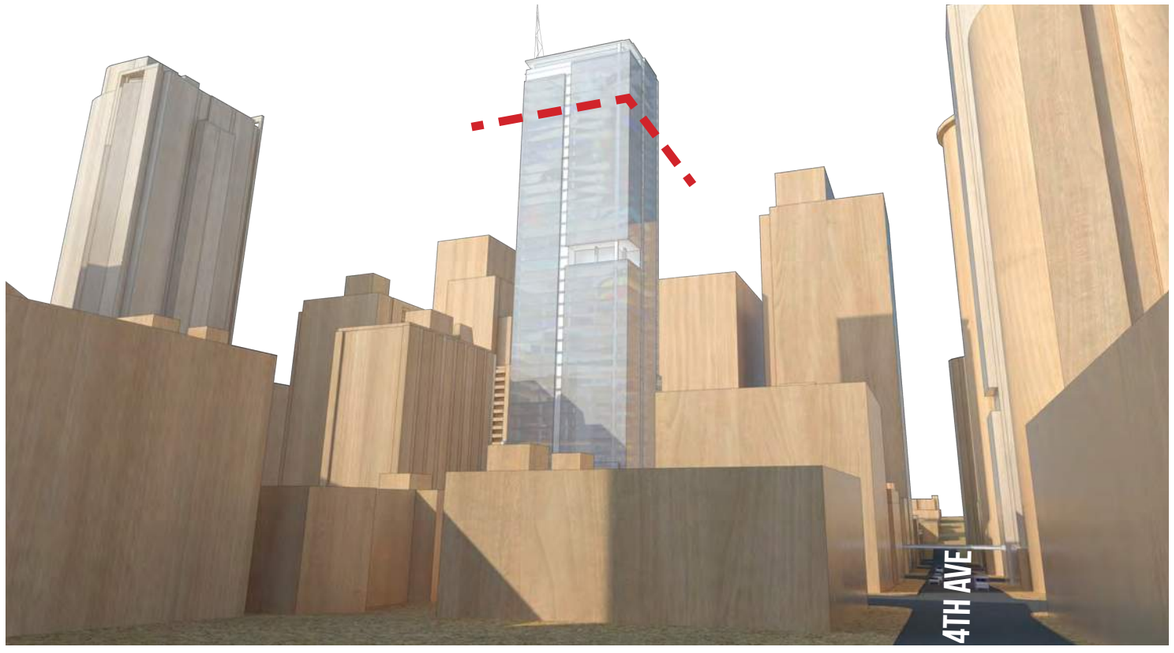
- Waive the requirement for continuous overhead weather protection for a specified portion of the building within 5 feet of a property line along the streetfront
- Allow an unmodulated width of 108.5 feet in the portion of the tower mass within 15 feet of 5TH AVE above a height of 85 feet

CONCEPT 3 - PREFERRED

DMC 240-290/440
(PROPOSED UPZONE UNDER CITY COUNCIL REVIEW)



VIEW FROM WEST

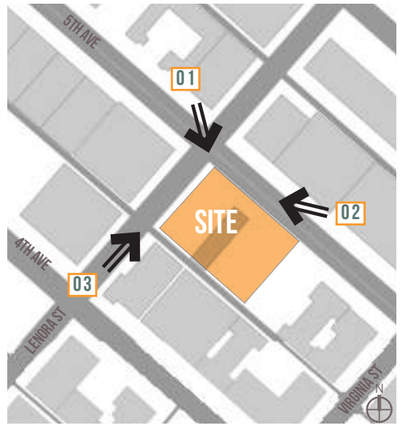


VIEW FROM SOUTH (MOORE THEATER)

CONCEPT 3 - PREFERRED

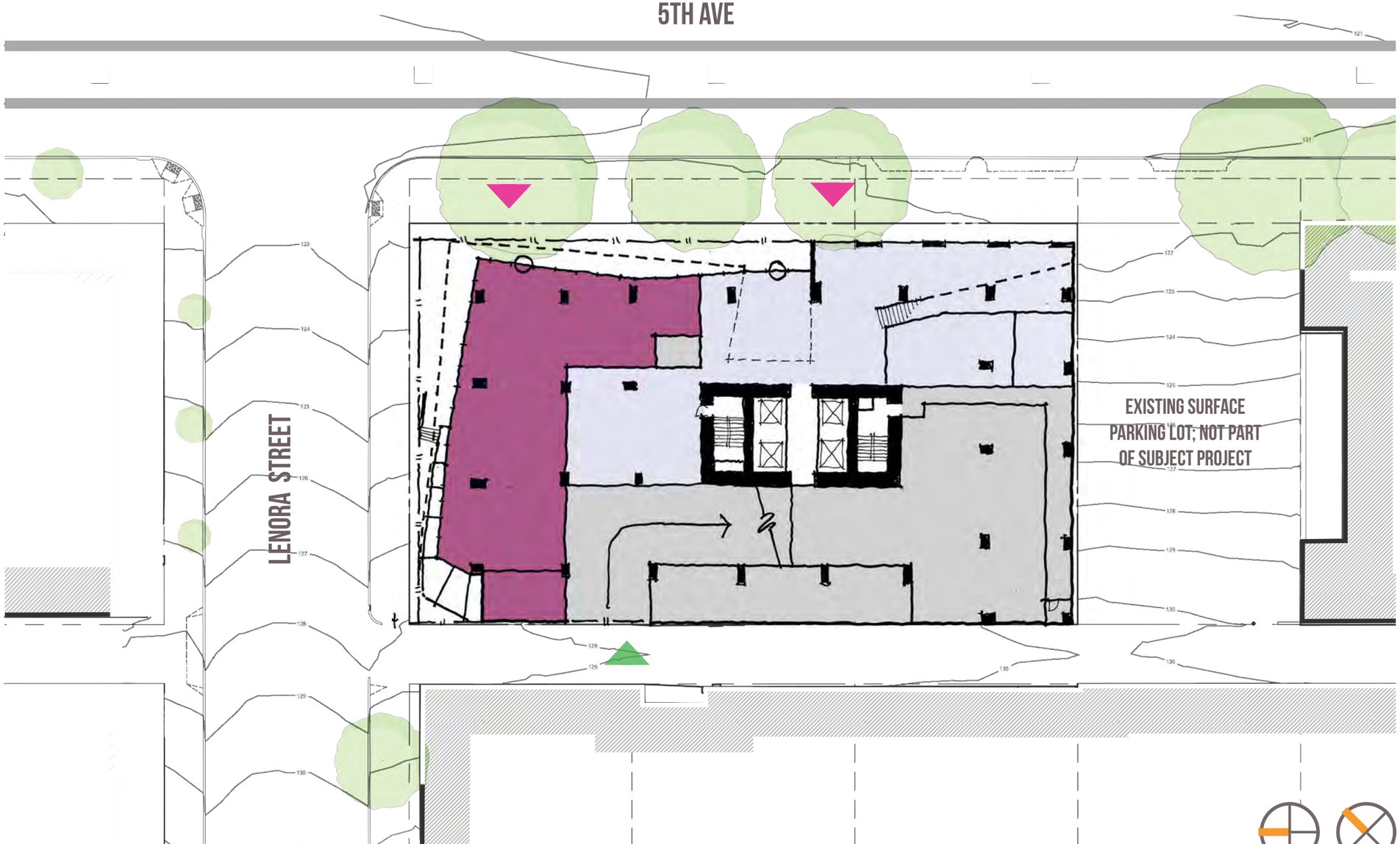
VIEW FROM 5TH LOOKING SOUTH

VIEW FROM 5TH LOOKING NORTH



VIEW FROM LENORA LOOKING EAST

CONCEPT 3 - PREFERRED



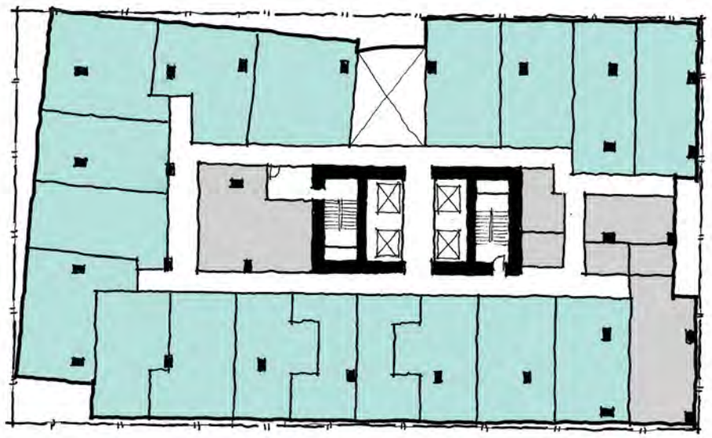
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House
- Pedestrian Entry
- Vehicular Entry

LEVEL 1 PLAN

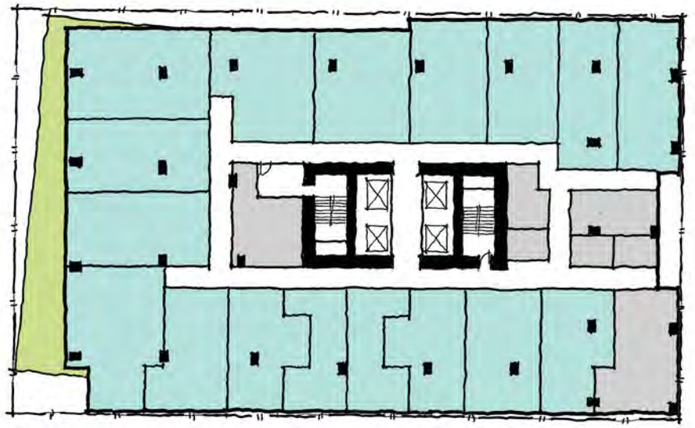
SCALE : 1:30

5TH AVE

LENORA STREET



LEVELS 2-3 PLAN

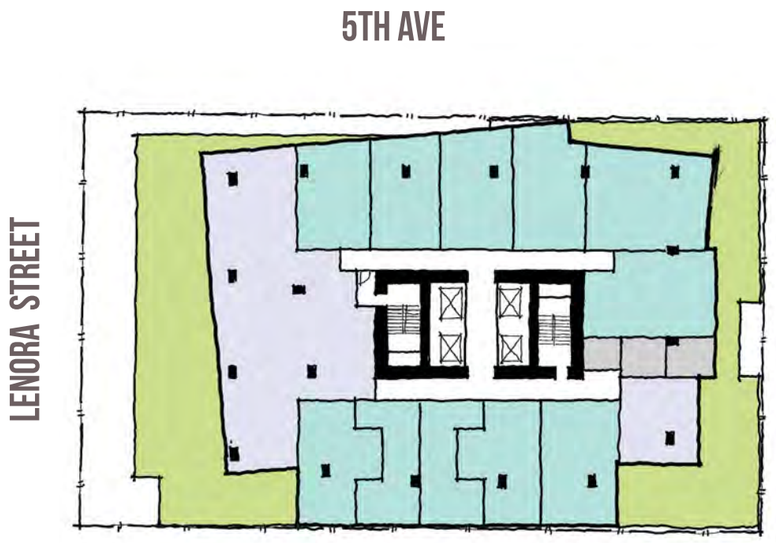


LEVELS 4-5 PLAN

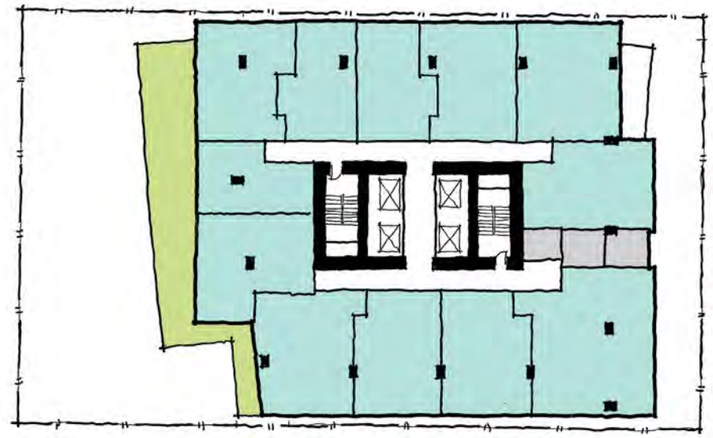
PROJECT NORTH TRUE NORTH

SCALE : 1:40

CONCEPT 3 - PREFERRED



LEVELS 6-7 PLAN -AMENITY



LEVELS 8-9 PLAN -AMENITY

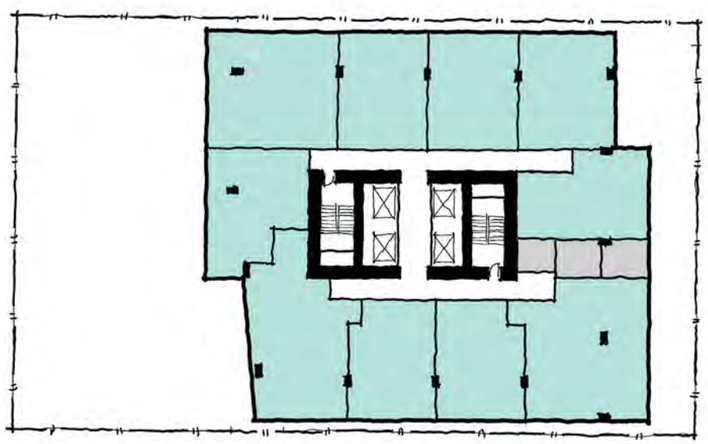
- Leasing/Lobby/Amenity
- Retail/Commercial
- Residential
- Outdoor Amenity
- Parking/Back of House
- Pedestrian Entry
- Vehicular Entry

SCALE : 1:40

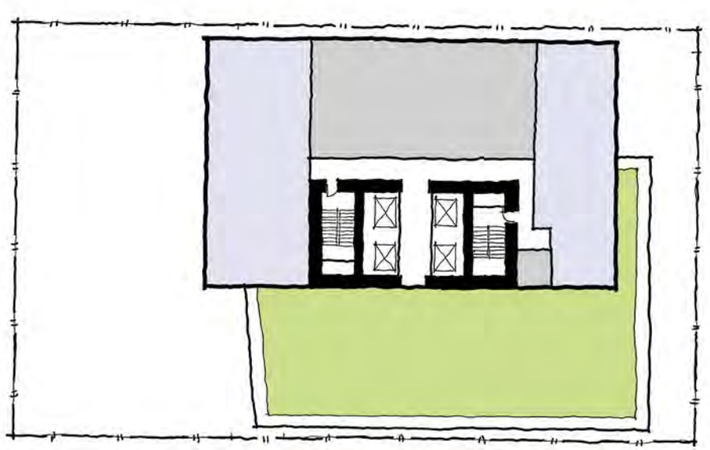
5TH AVE

LENORA STREET

LEVEL 10,11,14,15 PLAN



TYP. TOWER LEVEL PLAN



ROOF AMENTIY PLAN

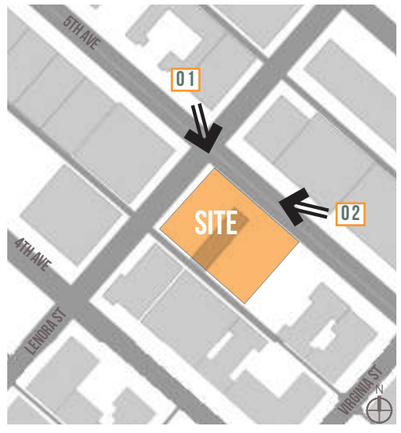
PROJECT NORTH TRUE NORTH

SCALE : 1:40

CHARACTER DEVELOPEMENT
CONCEPT 3 - PREFERRED

01

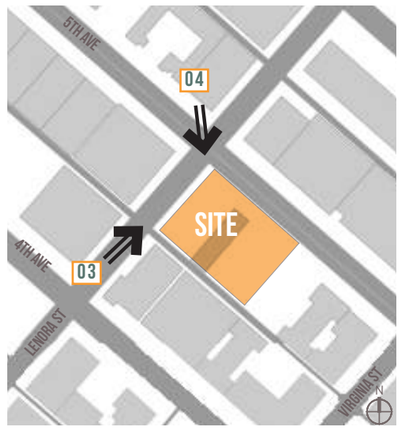
CHARACTER DEVELOPMENT
CONCEPT 3 - PREFERRED



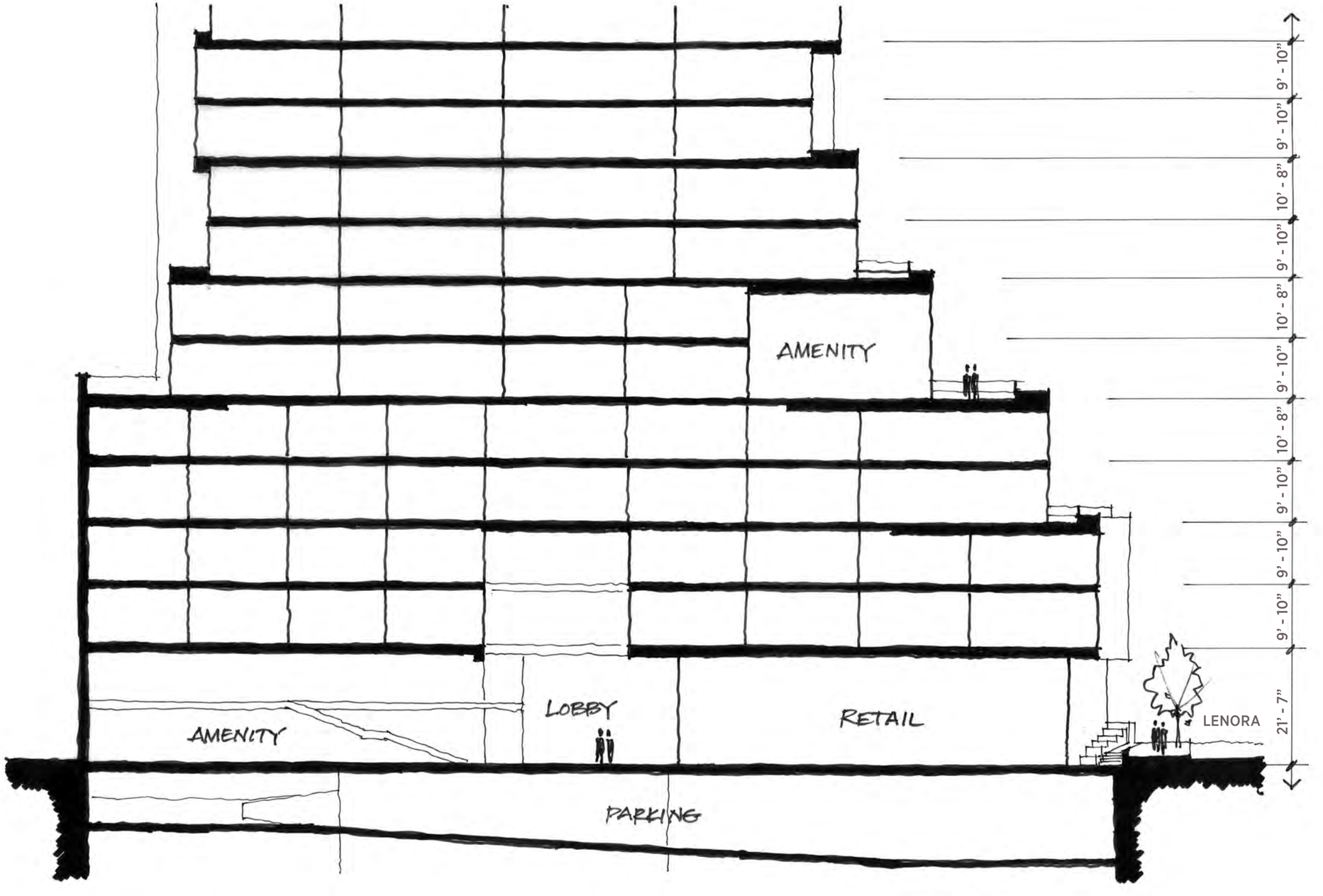
CHARACTER DEVELOPEMENT
CONCEPT 3 - PREFERRED

CHARACTER DEVELOPMENT
CONCEPT 3 - PREFERRED

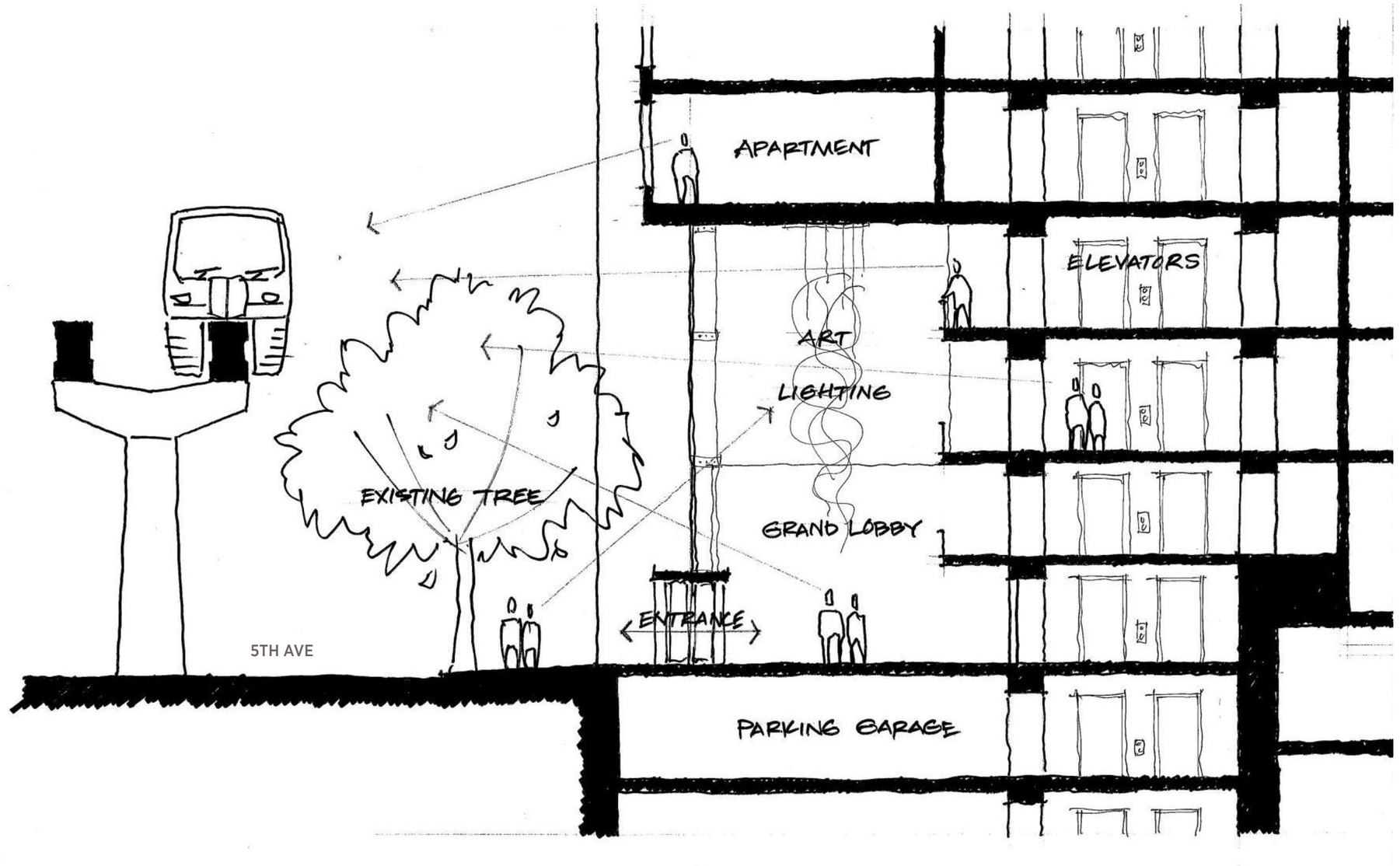
04

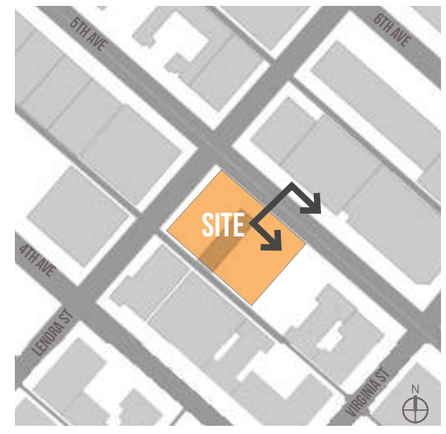


CONCEPT 3 - PREFERRED



NORTH - SOUTH SECTION THROUGH LENORA



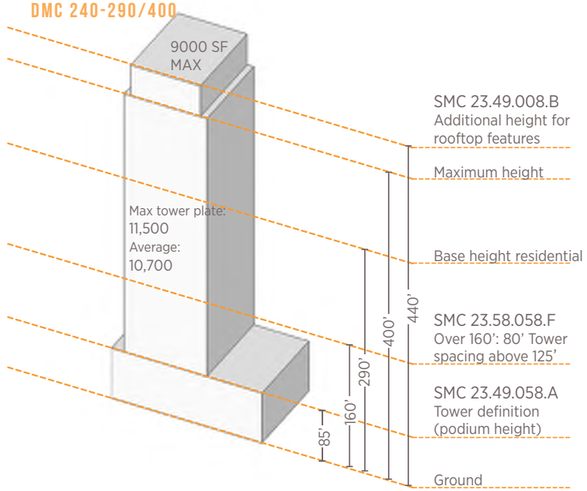


EAST - WEST PARTIAL SECTION THROUGH 5TH AVE

CONCEPT 3 PREFERRED: 400' VS 440' COMPARISON

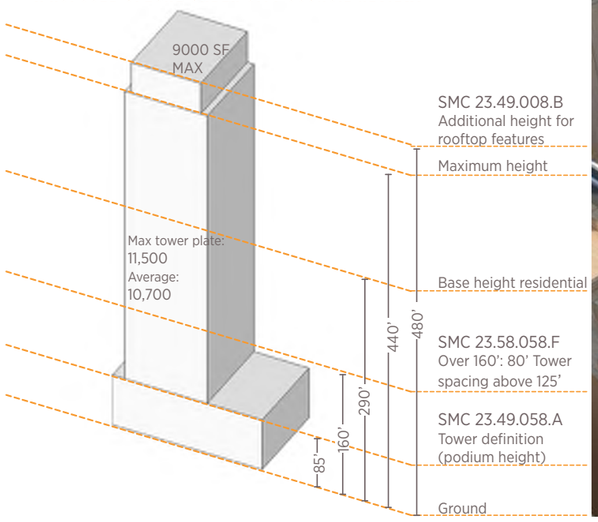
DMC 240-290/400
(CURRENT ZONING)
ZONING ENVELOPE DIAGRAMS

DMC 240-290/400



DMC 240-290/440
(PROPOSED ZONING)
DMC 240-290/440

(PROPOSED UPZONE UNDER CITY COUNCIL REVIEW)

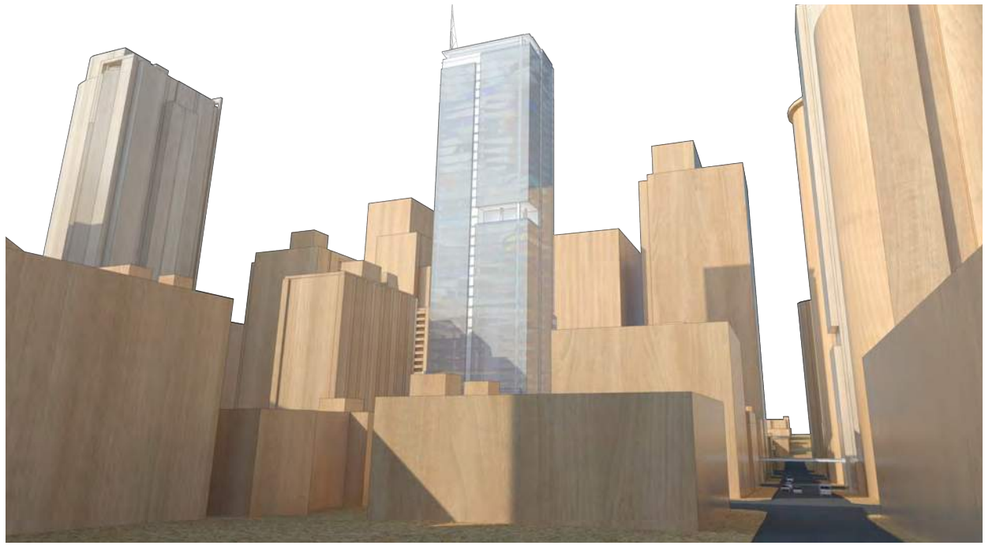


VIEW FROM NORTH (AMAZON RUFUS) - 440'

VIEW FROM NORTH (AMAZON RUFUS) - 400'

VIEW FROM WEST 440’

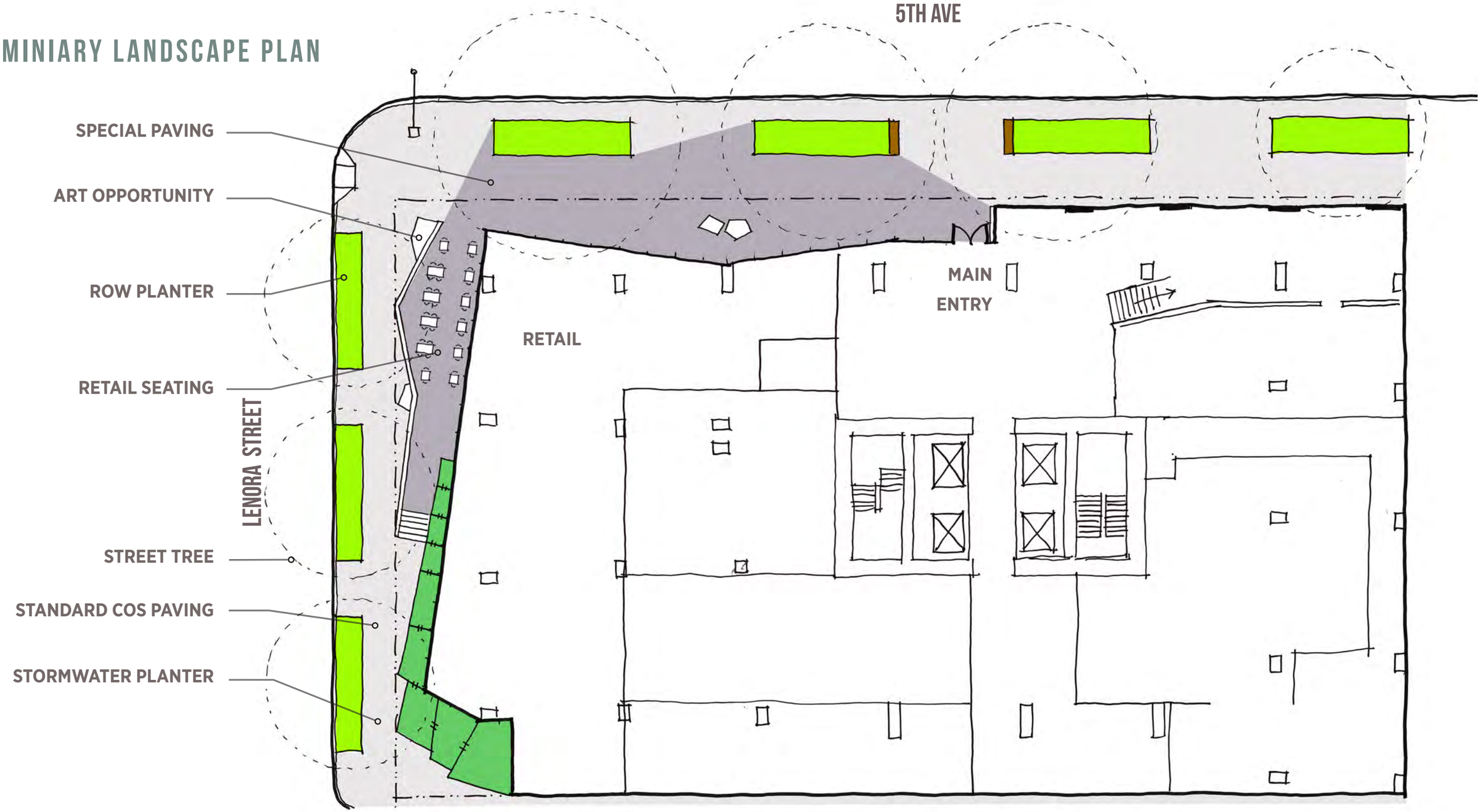
VIEW FROM WEST 400’

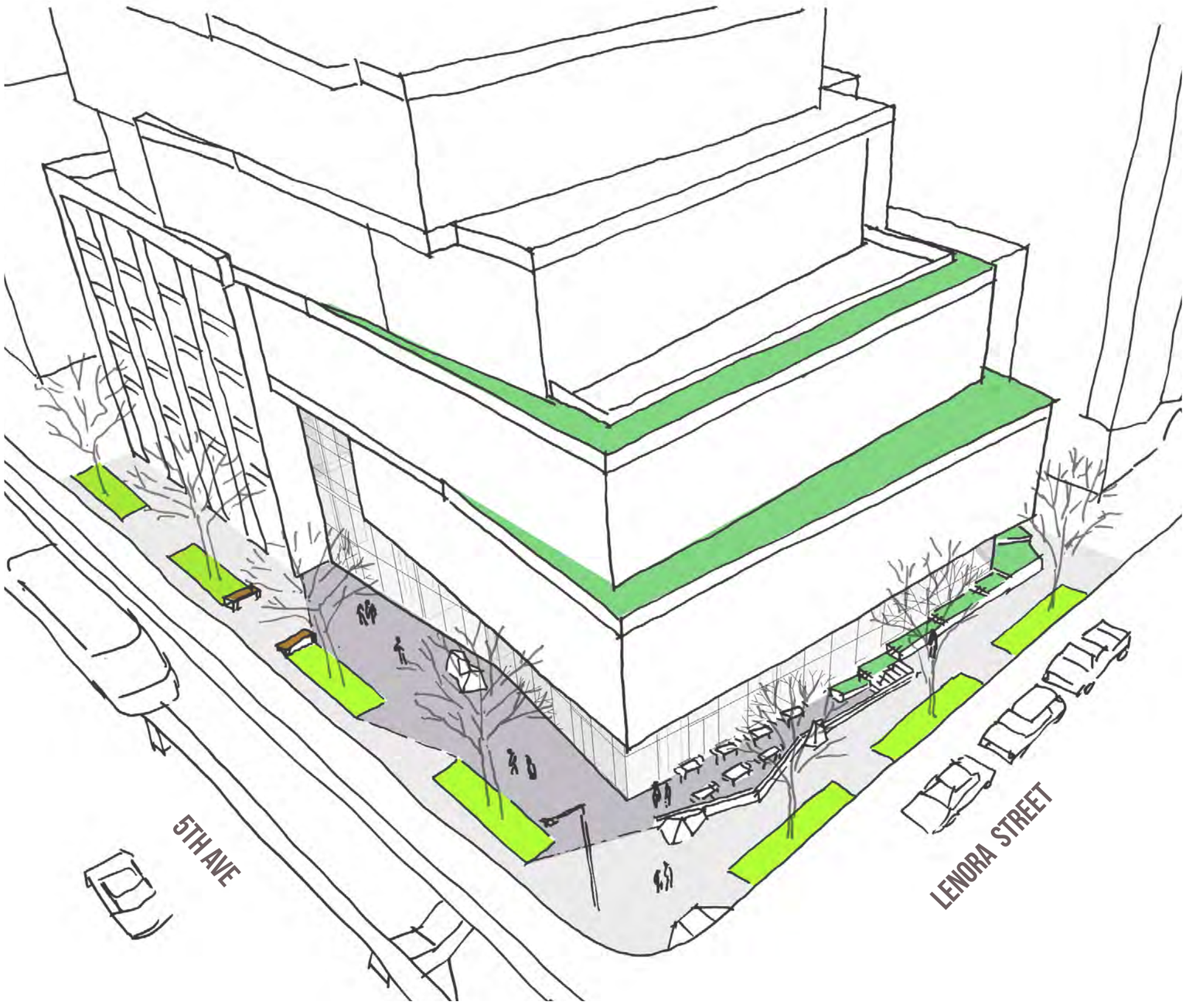


VIEW FROM SOUTH (MOORE THEATER) 440’

VIEW FROM SOUTH (MOORE THEATER) 400’

PRELIMINIARY LANDSCAPE PLAN





LANDSCAPE CONCEPTS

- Nod to Monorail / Googie Style
- Expressive Groundplane/ View from Above
- Porous Retail / lobby
- Visible Stormwater Expression
- Neighborhood Transitions

SUN/SHADOW ANALYSIS

EQUINOX

existing conditions | concept 1 | concept 2 | concept 3 - preferred

10 AM

12 PM

2 PM

SUMMER SOLSTICE

existing conditions | concept 1 | concept 2 | concept 3 - preferred

10 AM

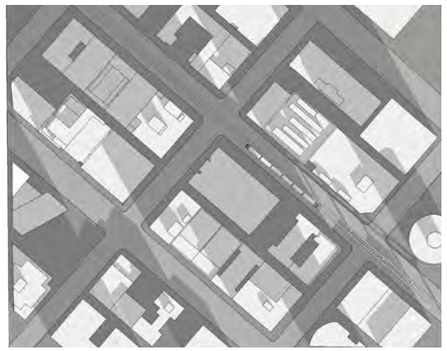
12 PM

2 PM

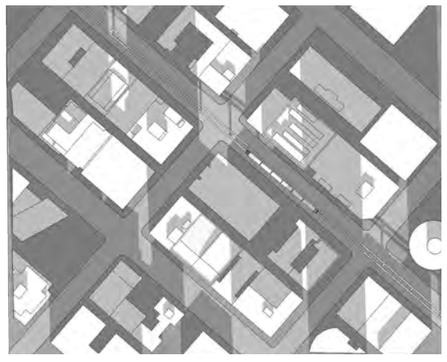
WINTER SOLSTICE

existing conditions | concept 1 | concept 2 | concept 3 - preferred

10 AM

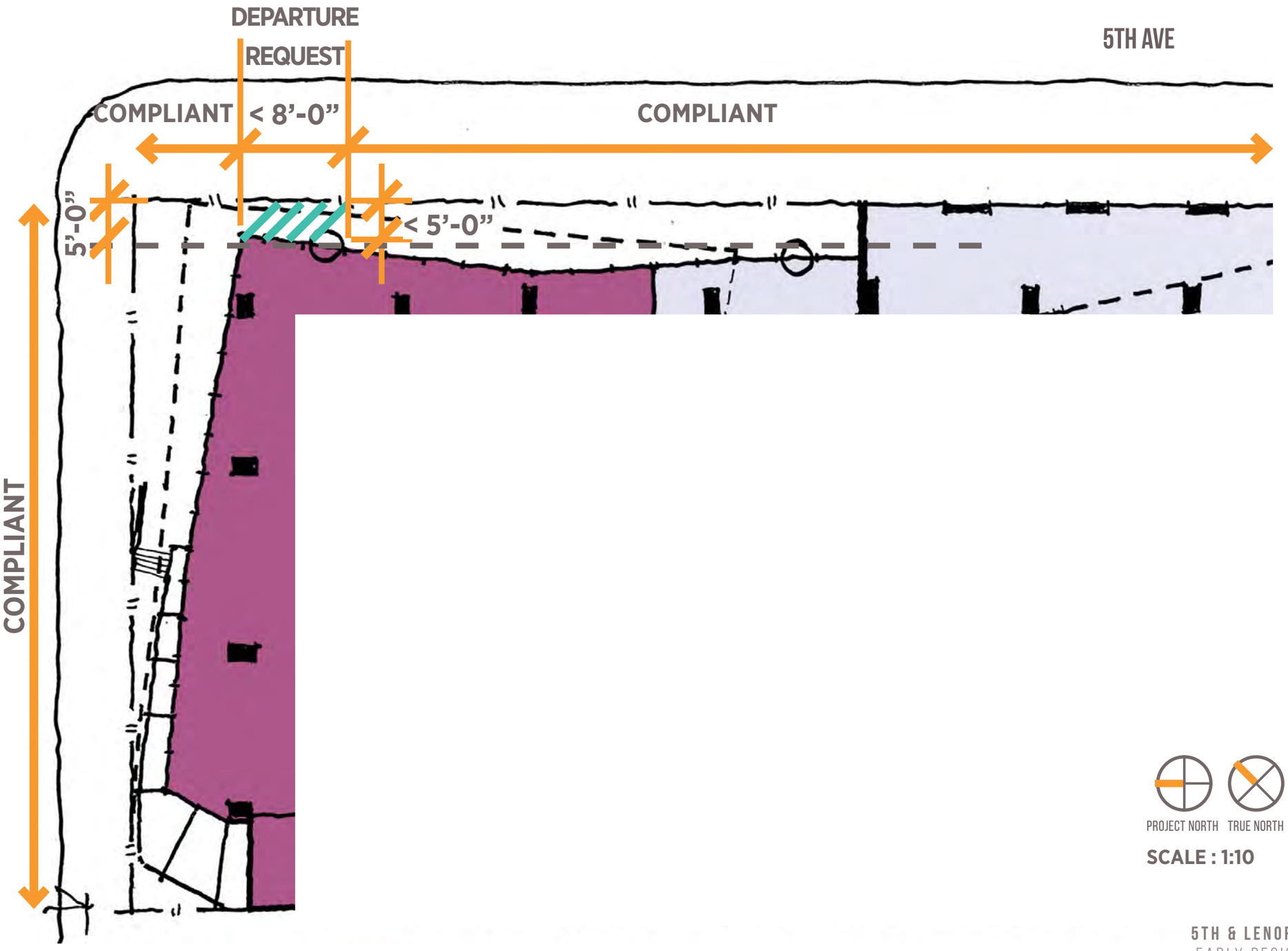


12 PM



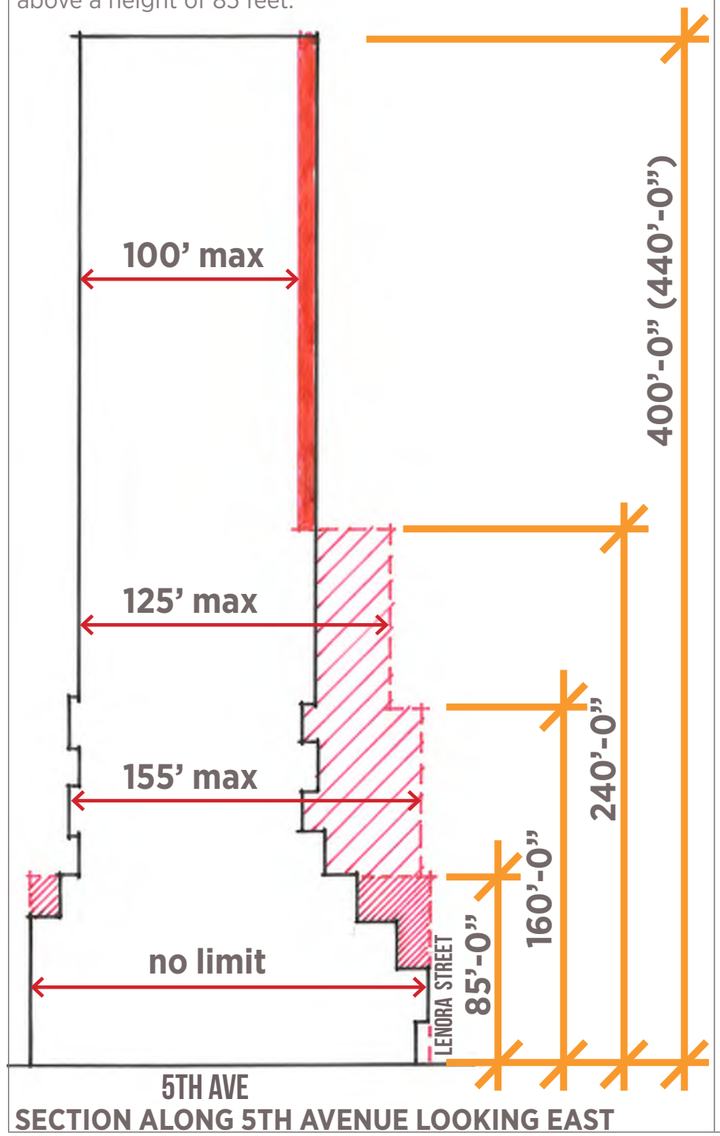
2 PM

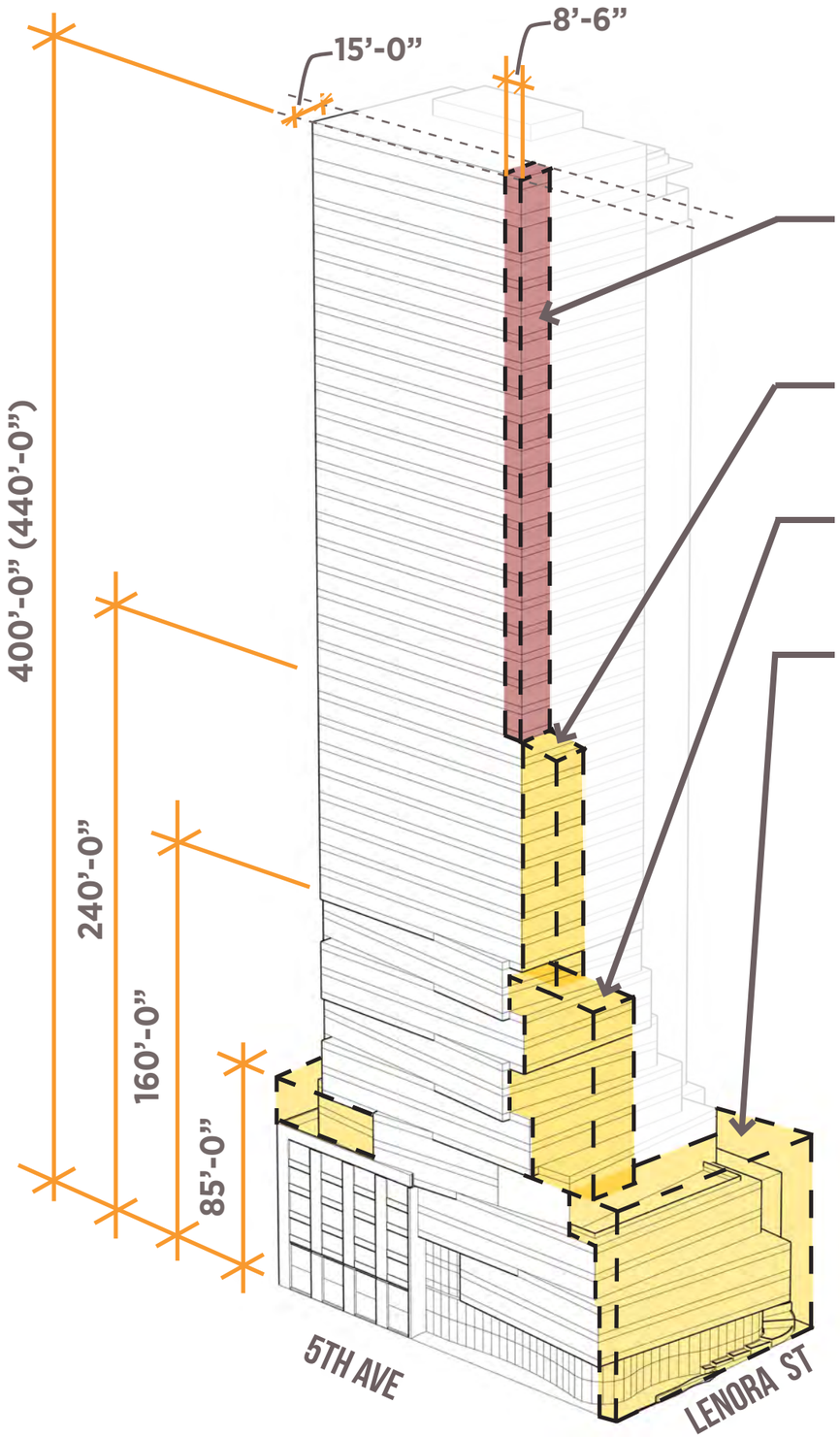
Development Standard/Departure Request	Rationale for Departure Request	Rationale for Departure Request
SMC 23.49.018.A1 Waive the requirement for continuous overhead weather protection for a specified portion of the building within 5 feet of a property line along the streetfront.	The proposed departure allows for interesting and usable publicly accessible open space at street level. The departure allows the project to better meet the intent of the design guidelines described below, and does not result in a negative impact to the streetscape environment. One 8-foot segment of the undulating retail façade near the corner of Fifth Avenue and Lenora Street is within the five-foot zone where overhead weather protection would be required by approximately eight inches. This area also has an overhanging mass above for partial weather protection, though it does not meet the code-stipulated requirements. Rather than providing one small isolated canopy at this location, we request that the requirement be waived for that area in order to maintain visual continuity in the design and streetscape environment. All other areas of the building where overhead weather protection is required will comply with the provisions of the code.	**CS1. NATURAL SYSTEMS AND SITE FEATURES** **E3 – Landscape Design to Address Special Site Conditions** The existence of significant street trees along Fifth Avenue and a code-minimum sidewalk width with sloping topography at Lenora Street prompt us to orient street-level open spaces toward these specific areas. At the same time, the need to hold the corner and provide retail visibility and connection suggests the building mass come closer to the sidewalk in that area. **CS2. URBAN PATTERN AND FORM** **A1 – Responding to Site Characteristics** The site location at the corner of Fifth and Lenora, combined with close adjacency of mature street trees and the Seattle Monorail track, have prompted us to set back portions of the entrance and retail frontage along both sidewalks in order to provide a more open, comfortable space for pedestrians, residents, and customers. However, it is also important that the retail area at the corner maintain a strong corner presence and visibility, pulling it closer to the property line and sidewalk. **C3 – Human Scale** The proposed open spaces at the streetscape environment are intended to create a softer, more energized, human-scale streetscape environment at both street frontages and the corner of Fifth and Lenora. **D1 – Pedestrian Open Spaces and Entrances** The proposed design creates two significant publicly-accessible open spaces directly adjacent to the sidewalk at both Fifth Avenue and Lenora Street. It also orients both the main residential entrance and retail entrance to these open spaces with clear visibility. **CS3. ARCHITECTURAL CONTEXT & CHARACTER** **A4 – Human Activity** By providing both pockets of open space adjacent to the sidewalk as well as a strong retail corner presence, human activity at the street is encouraged. **A10 – Corner Lots** The undulating building façade along the street edge comes out to the hold the corner more boldly for a retail presence, as well as allowing adjacent public open spaces and an enhanced view angle toward the residential entrance mid-block along Fifth Avenue. **PL2. WALKABILITY** **D11 – Commercial Transparency** The proposed streetfront design provides maximum façade transparency at both retail and residential lobby areas.



PROJECT NORTH TRUE NORTH

SCALE : 1:10

Development Standard/Departure Request	Rationale for Departure Request	Rationale for Departure Request
SMC 23.49.058.C Facade Modulation: Allow an unmodulated width of 108.5 feet in the portion of the tower mass within 15 feet of Fifth Avenue above a height of 85 feet.  SECTION ALONG 5TH AVENUE LOOKING EAST	The code approach to modulating building mass presumes a modulation approach to reducing building mass impacts that is primarily vertical, not horizontal. Due to the aggressive horizontal stepping and terracing proposed as part of the Cascade concept for the portion of the building below the 16th floor, a simplification and regularization of the upper stories is desired to maintain an aesthetic proportional relationship. Allowing an increase in allowed building width of 8.5% beyond the code-required maximum of 100 feet. Because the podium has been stepped back so much from Lenora Street, a significant amount of allowable development area has been sacrificed in this area. A wider unmodulated width at the upper portion of the tower allows a more efficient floor plate layout and a simple design aesthetic that highlights the cascade concept at the base of the building.	The proposed departure allows the project to better meet the intent of the design guidelines described below, and does not result in additional development area for the project or create a negative visual impact to the neighbors or to the urban environment. **CS3. ARCHITECTURAL CONTEXT & CHARACTER** **A10 – Corner Lots** The increase in width is not oriented to the corner, which is being opened up via stepping toward the street in order to enhance solar access. **CS2. URBAN PATTERN AND FORM** **CS3. ARCHITECTURAL CONTEXT & CHARACTER** **B1 – Height, Bulk, and Scale Compatibility** The proposed design has a much greater than required amount of building modulation as part of the proposed stepped design. This is intended to shape the bulk and scale of the building mass to be more compatible with the nearby urban context as well as create a visually interesting experience while allowing more natural light to reach the street level environment. This modulation is primarily horizontal in nature, but also includes substantial width reductions and mass insets at multiple levels up to the 16th story. Above the 16th story, the mass becomes more regular, in keeping with the “long fall” aspect of the “Cascade” design concept, and also utilizing the aesthetic principle of perspective foreshortening. This larger mass reads as a more integrated part of the overall composition from the street environment. **C1 – Architectural Context** The surrounding neighborhood is occupied by many tall buildings which have larger, simplified masses, including the Warwick Hotel, the Martin, and Rufus 2.0. **C2 – Architectural Concept and Consistency** As noted in the response to Guideline B1 above, the larger tower mass is an important component of the “Cascade” design concept, comprised of High Meander, Long Fall, Big Splash, Lower Cascades, Ledge, and Deep Pool. **C3 – Human Scale** The concentration of stepped modulation at the lower 16 stories of the building provides a softer, more visually complex building mass when perceived from the urban street environment. This provides a stronger response to human scale interaction with the project in its context.



200’-4” (20 floors) x 8’-6” (length in non compliance) x 15’-0”

=25,543 cubic feet of departure requested

88’-6” (9 floors) x 16’-6” (potential additional length not in use) x 15’-0”

=21,904 cubic feet of potential development volume not in use

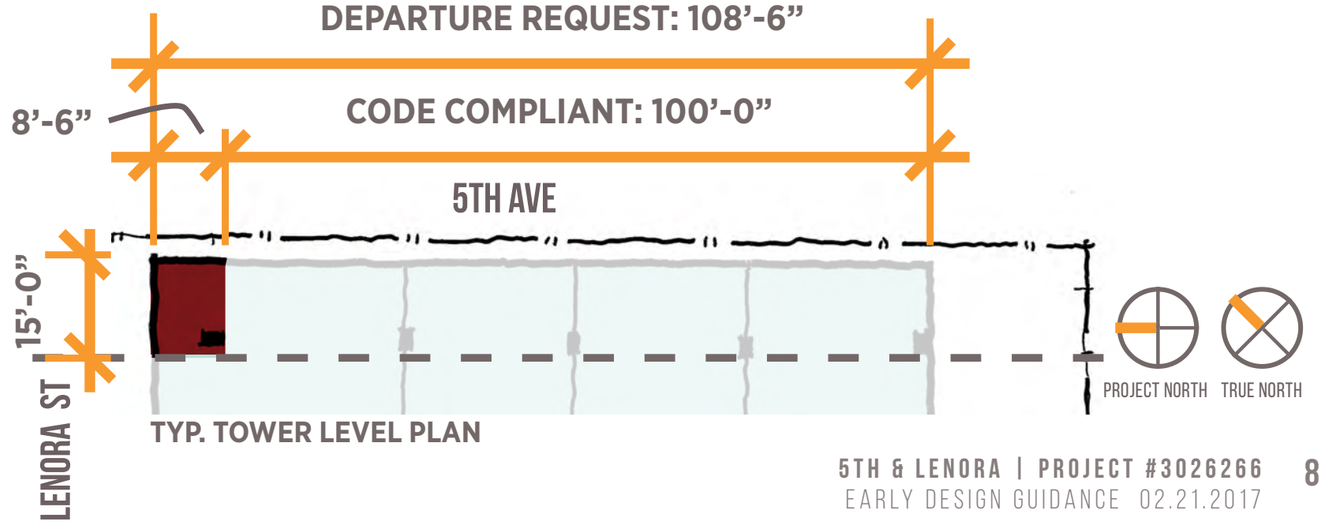
70’-6” (7 floors) x 46’-6” (potential additional length not in use) x 15’-0”

=49,174 cubic feet of potential development volume not in use

80’-6” (7 floors) x 30’-0” (avg. potential additional length not in use) x 65’-0”

=156,975 cubic feet of potential development volume not in use

228,053 cubic feet total of potential development volume not in use



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